

1 [Development Impact and In-Lieu Fees.]

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3 **Ordinance amending the San Francisco Planning Code by creating Article 4 for**
4 **development impact fees and development impact requirements that authorize the**
5 **payment of in-lieu fees; by adding Section 402 to provide that all Planning Code**
6 **development impact and in-lieu fees will be collected by the Department of Building**
7 **Inspection prior to issuance of the first building permit or other document authorizing**
8 **construction of the project, with an option for the project sponsor to defer payment to**
9 **prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral**
10 **surcharge on the amount owed that would be deposited into the same fund that**
11 **receives the fees; by requiring that any in-kind public improvements required in lieu of**
12 **payment of development fees are implemented prior to issuance of the first certificate**
13 **of occupancy for the project; by moving Planning Code Sections 139, a portion of**
14 **249.33, 313-313.15, 314-314.8, 315-315.9, 318-318.9, 319-319.7, 326-326.8, 327-327.6, and**
15 **331-331.6 and Chapter 38 of the San Francisco Administrative Code (Transit Impact**
16 **Development Fee) to Article 4 and renumbering and amending the sections; adding**
17 **introductory sections for standard definitions, payment and collection procedures,**
18 **conditions of approval, dispute resolution and appeal procedures, waivers, credits,**
19 **notice, lien procedure, and development fee evaluations every five years; by providing**
20 **for an appeal of technical fee calculation issues to the Board of Appeals rather than the**
21 **Planning Commission; requiring the Controller to issue an annual Citywide**
22 **Development Fee Report; deleting duplicative code provisions and using consistent**
23 **definitions, language and organization throughout; adopting findings, including**
24 **Section 302 and environmental findings; instructing the publisher to put a note at the**

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1 original location of the renumbered sections stating that the text of those sections has
2 been moved and providing the new section number.

3 NOTE: Additions are *single-underline italics Times New Roman*;
4 deletions are ~~*strike-through italics Times New Roman*~~.
5 Board amendment additions are double-underlined;
6 Board amendment deletions are ~~strikethrough normal~~.

6 Be it ordained by the People of the City and County of San Francisco:

7 Section 1. Findings. The Board of Supervisors hereby finds that:

8 A. The Planning Department has determined that the actions contemplated in this
9 ordinance comply with the California Environmental Quality Act (California Public Resources
10 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of
11 Supervisors in File No. _____ and is incorporated herein by reference.

12 B. Pursuant to Section 302 of the Planning Code, the Board finds that this
13 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
14 Planning Commission Resolution No. _____ and the Board incorporates such
15 reasons herein by reference. A copy of Planning Commission Resolution No. _____ is
16 on file with the Board of Supervisors in File No. _____.

17 C. In March, 2008, San Francisco published its Citywide Development Impact Fee
18 Study Consolidated Report. The purpose of the Study was to evaluate the overall state,
19 effectiveness, and consistency of the City's impact fee collection process and to identify
20 improvements. Among other things, the Study cited the City's decentralized process as a
21 problem. Centralizing the collection of development impact and in-lieu fees within the
22 Department of Building Inspection and providing for an auditing and dispute-resolution
23 function within DBI will further the City's goals of streamlining the process, ensuring that fees
24 are accurately assessed and collected in a timely manner, informing the public of the fees
25 assessed and collected, and implementing some suggestions in the Consolidated Report.

1 D. Organizing all of the City's development impact fees and Planning Code
2 requirements that authorize the payment of in-lieu fees into one article and putting standard
3 language into introductory sections will make the requirements easier to locate and allow for
4 the deletion of duplicative and potentially inconsistent provisions.

5 E. The City imposes a variety of development fees on land-use development
6 projects; the timing for collection of these fees varies. Also, typical economic cycles create
7 volatility in the building and construction industries that has negative impacts on the
8 availability of financing, greatly affecting the viability of a range of development projects. The
9 current global economic crisis has exceeded both the depth and breadth of typical economic
10 downturns. These boom-and-bust economic cycles create financial and other hardships for
11 both project sponsors and the City's permit-issuing departments. By enacting this procedure
12 to standardize the collection and timing of payment of development impact and in-lieu fees
13 assessed by the City and give the project sponsor the option to defer the payment of the fees,
14 the City intends not only to streamline the process but also to mitigate the financial hardships
15 caused by economic cycles in general and the global economic crisis in particular. This will
16 allow project sponsors to proceed to obtain their entitlements for development projects that
17 would otherwise be unable to proceed under adverse conditions and enable a better-
18 managed economic recovery.

19 Section 2. The San Francisco Planning Code is hereby amended by adding Article 4,
20 to read as follows:

21 ARTICLE 4

22 DEVELOPMENT IMPACT FEES AND PROJECT REQUIREMENTS THAT AUTHORIZE THE
23 PAYMENT OF IN-LIEU FEES

24 SEC. 401. DEFINITIONS. (a) In addition to the specific definitions set forth elsewhere in this
25 Article, the following definitions shall govern interpretation of this Article:

1 (1) "Board" or "Board of Supervisors." The Board of Supervisors of the City and County of
2 San Francisco.

3 (2) "City" or "San Francisco." The City and County of San Francisco.

4 (3) "Commercial use." Any structure or portion thereof intended for occupancy by retail or
5 office uses that qualify as an accessory use, as defined and regulated in Sections 204 through 204.5 of
6 this Code.

7 (4) "Commercial development project." Any new construction, addition, extension,
8 conversion or enlargement, or combination thereof, of an existing structure which includes any
9 occupied floor area of commercial use; provided, however, that for projects that solely comprise an
10 addition to an existing structure which would add occupied floor area in an amount less than 20
11 percent of the occupied floor area of the existing structure, the provisions of this Article shall only
12 apply to the new occupied square footage.

13 (5) "Commission" or "Planning Commission." The San Francisco Planning Commission.

14 (6) "Condition of approval" or "Conditions of approval." A condition or set of written
15 conditions imposed by the Planning Commission or another permit-approving or issuing City agency
16 or appellate body to which a project applicant agrees to adhere and fulfill when it receives approval
17 for the construction of a development project subject to this Article .

18 (7) "DBI." The San Francisco Department of Building Inspection.

19 (8) "Department" or "Planning Department." The San Francisco Planning Department or
20 the Planning Department's designee, including the Mayor's Office of Housing and other City agencies
21 or departments.

22 (9) "Development fee." Either a development impact fee or an in-lieu fee. It shall not
23 include a fee for service or any time and material charges charged for reviewing or processing permit
24 applications.

1 (10) "Development Fee Collection Unit" or "Unit." The Development Fee Collection Unit at
2 DBI.

3 (11) "Development impact fee." A fee imposed on a development project as a condition of
4 approval to mitigate the impacts of increased demand for public services, facilities or housing caused
5 by the development project that may or may not be an impact fee governed by the California Mitigation
6 Fee Act (California Government Code Section 66000 et seq.).

7 (12) "Development impact requirement." A requirement to provide physical improvements,
8 facilities or below market rate housing units imposed on a development project as a condition of
9 approval to mitigate the impacts of increased demand for public services, facilities or housing caused
10 by the development project that may or may not be governed by the California Mitigation Fee Act
11 (California Government Code Section 66000 et seq.).

12 (13) "Development project." A project that is subject to a development impact or in-lieu fee
13 or development impact requirement.

14 (14) "Director." The Director of Planning or his or her designee.

15 (15) "DPW." The Department of Public Works.

16 (16) "Entertainment development project." Any new construction, addition, extension,
17 conversion, or enlargement, or combination thereof, of an existing structure which includes any gross
18 square feet of entertainment use.

19 (17) "Entertainment use." Space within a structure or portion thereof intended or primarily
20 suitable for the operation of a nighttime entertainment use as defined in Section 102.17 of this Code, a
21 movie theater use as defined in Sections 790.64 and 890.64 of this Code, an adult theater use as defined
22 in Sections 790.36 and 890.36 of this Code, any other entertainment use as defined in Sections 790.38
23 and 890.37 of this Code, and, notwithstanding Section 790.38 of this Code, an amusement game arcade
24 (mechanical amusement devices) use as defined in Sections 790.4 and 890.4 of this Code. Under this
25

1 Article, "entertainment use" shall include all office and other uses accessory to the entertainment use,
2 but excluding retail uses and office uses not accessory to the entertainment use.

3 (18) "First certificate of occupancy." Either a temporary certificate of occupancy or a
4 Certificate of Final Completion and Occupancy as defined in San Francisco Building Code Section
5 109A, whichever is issued first.

6 (19) "First construction document." As defined in Section 107A.13.1 of the San Francisco
7 Building Code.

8 (20) "Hotel development project." Any new construction, addition, extension, conversion, or
9 enlargement, or combination thereof, of an existing structure which includes any gross square feet of
10 hotel use.

11 (21) "Hotel" or "Hotel use." Space within a structure or portion thereof intended or
12 primarily suitable for rooms, or suites of two or more rooms, each of which may or may not feature a
13 bathroom and cooking facility or kitchenette and is designed to be occupied by a visitor or visitors to
14 the City who pays for accommodations on a daily or weekly basis but who do not remain for more than
15 31 consecutive days. Under this Article "hotel use" shall include all office and other uses accessory to
16 the renting of guest rooms, but excluding retail uses and office uses not accessory to the hotel use.

17 (22) "In lieu fee." A fee paid by a project sponsor in lieu of complying with a requirement of
18 this Code and that is not a development impact fee governed by the Mitigation Fee Act.

19 (23) "MOCD." The Mayor's Office of Community Development.

20 (24) "MOH." The Mayor's Office of Housing.

21 (25) "MTA." The Municipal Transportation Agency.

22 (26) "Office development project." Any new construction, addition, extension, conversion or
23 enlargement, or combination thereof, of an existing structure which includes any gross floor area of
24 office use

1 (27) "Office use." Space within a structure or portion thereof intended or primarily suitable
2 for occupancy by persons or entities which perform, provide for their own benefit, or provide to others
3 at that location services including, but not limited to, the following: Professional; banking; insurance;
4 management; consulting; technical; sales; and design; and the non-accessory office functions of
5 manufacturing and warehousing businesses; all uses encompassed within the definition of "office" in
6 Section 219 of this Code; multimedia, software, development, web design, electronic commerce, and
7 information technology; all uses encompassed within the definition of "administrative services" in
8 Section 890.106 of this Code; and all "professional services" as proscribed in Section 890.108 of this
9 Code excepting only those uses which are limited to the Chinatown Mixed Use District.

10 (28) "Research and Development ("R&D") project." Any new construction, addition,
11 extension, conversion, or enlargement, or combination thereof, of an existing structure which includes
12 any gross square feet of R&D use.

13 (29) "Research and development use." Space within any structure or portion thereof
14 intended or primarily suitable for basic and applied research or systematic use of research knowledge
15 for the production of materials, devices, systems, information or methods, including design,
16 development and improvement of products and processing, including biotechnology, which involves the
17 integration of natural and engineering sciences and advanced biological techniques using organisms,
18 cells, and parts thereof for products and services, excluding laboratories which are defined as light
19 manufacturing uses consistent with Section 226 of this Code.

20 (30) "Residential development project." Any new construction, addition, extension,
21 conversion or enlargement, or combination thereof, of an existing structure which includes any
22 occupied floor area of residential use; provided, however, that for projects that solely comprise an
23 addition to an existing structure which would add occupied floor area in an amount less than 20
24 percent of the occupied floor area of the existing structure, the provisions of this Article shall only
25 apply to the new occupied square footage.

1 (31) "Retail development project." Any new construction, addition, extension, conversion, or
2 enlargement, or combination thereof, of an existing structure which includes any gross square feet of
3 retail use.

4 (32) "Retail use." Space within any structure or portion thereof intended or primarily
5 suitable for occupancy by persons or entities which supply commodities to customers on the premises
6 including, but not limited to, stores, shops, restaurants, bars, eating and drinking businesses, and the
7 uses defined in Sections 218 and 220 through 225 of this Code, and also including all space accessory
8 to such retail use.

9 (33) "Sponsor" or "project sponsor." An applicant seeking approval for construction of a
10 development project subject to this Article, such applicant's successor and assigns, and/or any entity
11 which controls or is under common control with such applicant.

12 SEC. 402. PROCEDURE FOR PAYMENT AND COLLECTION OF DEVELOPMENT FEES.

13 (a) Collection by the Development Fee Collection Unit. All development impact and in-lieu
14 fees authorized by this Code shall be collected by the Development Fee Collection Unit at DBI in
15 accordance with Section 107A.13 of the San Francisco Building Code.

16 (b) Required City Agency or Department Notice to Development Fee Collection Unit Prior
17 to Issuance of Building or Site Permit; Request to Record Notice of Fee.

18 (1) Required Notice. When the Planning Department determines that a development project
19 is subject to one or more development fees or development impact requirements, but in any case no
20 later than prior to issuance of the building or site permit for a development project, the Department
21 shall send written or electronic notification to the Development Fee Collection Unit at DBI, and also to
22 MOH, MTA or other applicable agency that administers an applicable development fee or development
23 impact requirement, that: (i) identifies the development project, (ii) lists which specific development fees
24 and/or development impact requirements are applicable and the legal authorization for their
25 application, (iii) specifies the dollar amount of the development fee or fees that the Department

1 calculates is owed to the City or that the project sponsor has elected to satisfy a development impact
2 requirement through the direct provision of physical improvements, and (iv) lists the name and contact
3 information for the staff person at each agency or department responsible for calculating the
4 development fee or monitoring compliance with the development impact requirement.

5 (2) Amended Notices. The Department shall send an amended notice to the Development
6 Fee Collection Unit, and also to any department or agency that received the initial notice, if at any time
7 subsequent to its initial notice: (i) any of the information required by subsection (1) above is changed
8 or modified, or (ii) the development project is modified by the Department or Commission during its
9 review of the project and the modifications change the dollar amount of the development fee or the
10 scope of any development impact requirement.

11 (3) Optional Recordation of Notice of Special Restrictions Prior to Issuance of Building or
12 Site Permit. Prior to issuance of a building or site permit for a development project subject to a
13 development fee or development impact requirement, the Department may request the Development Fee
14 Collection Unit to record a notice with the County Recorder that a development project is subject to a
15 development fee or development impact requirement. The County Recorder shall serve or mail a copy
16 of such notice to the persons liable for payment of the fee or satisfaction of the requirement and the
17 owners of the real property described in the notice. The notice shall include (i) a description of the real
18 property subject to the development fee or development impact requirement, (ii) a statement that the
19 development project is subject to the imposition of the development fee or development impact
20 requirement, and (iii) a statement that the dollar amount of the fee or the specific development impact
21 requirement to which the project is subject has been determined under Article 4 of this Code and citing
22 the applicable section number.

23 (c) Process for Revisions of Determination of Development Impact Fee(s) or Development
24 Impact Requirement(s). In the event that the Department or the Commission takes action affecting any
25 development project subject to this Article and such action is subsequently modified, superseded,

1 vacated, or reversed by the Board of Appeals, the Board of Supervisors, or by court action, the building
2 permit or building permit application for such development project shall be remanded to the
3 Department to determine whether the development project has been changed in a manner which affects
4 the calculation of the amount of development fees required under this Article and, if so, the Department
5 shall revise the requirement imposed on the permit application in compliance with this Article within
6 30 days of such remand and notify the project sponsor in writing of such revision or that a revision is
7 not required. The Department shall notify the Development Fee Collection Unit at DBI if the revision
8 materially affects the development fee requirements originally imposed under this Article so that the
9 Development Fee Collection Unit may ensure that the requirements are enforced.

10 SEC. 403. PAYMENT OF DEVELOPMENT FEE(S) OR SATISFACTION OF
11 DEVELOPMENT IMPACT REQUIREMENT(S) AS A CONDITION OF APPROVAL FOR ISSUANCE
12 OF BUILDING OR SITE PERMIT. In addition to any other condition of approval that may otherwise
13 be applicable, the Department or Commission shall require as a condition of approval of any building
14 or site permit for a development project subject to a development fee or development impact
15 requirement under this Article that such development fee or fees be paid prior to the issuance of the
16 first construction document for the development project with an option for the project sponsor to defer
17 payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral
18 surcharge on the amount owed, as provided by Section 107A.13.3 of the San Francisco Building Code.
19 The Department or Commission shall also require as a condition of approval that any development
20 impact requirement imposed on a development project under this Article shall be satisfied prior to
21 issuance of the first certificate of occupancy for the development project, irrespective of whether the
22 sponsor has elected to defer payment of any development fee or fees to prior to issuance of the first
23 certificate of occupancy.

24 SEC. 404. PROJECT DEVELOPMENT FEE REPORT; RESOLUTION OF DEVELOPMENT
25 FEE DISPUTE; APPEAL TO BOARD OF APPEALS; PUBLIC NOTICE.

1 (a) Project Development Fee Report. Under Section 107A.13.7 of the San Francisco
2 Building Code, prior to issuance of the building or site permit for a development project where any
3 development fee or fees are owed to the City, the Development Fee Collection Unit at DBI shall
4 prepare and provide to the project sponsor, or any member of the public upon request, a Project
5 Development Fee Report that (i) identifies the development project, (ii) lists the specific development
6 fees or development impact requirements that are applicable, (iii) lists the dollar amount of any
7 development fees or the scope of any development impact requirement, (iii) states when the fees are due
8 and payable and the status of payment, and (iv) provides any other relevant information concerning the
9 development fees or development impact requirements.

10 (b) Resolution of Development Fee Dispute; Appeal to Board of Appeals. If a dispute or
11 question arises concerning the accuracy of the final Project Development Fee Report, including the
12 mathematical calculation of any development fee listed thereon, the dispute shall be resolved or
13 appealed to the Board of Appeals in accordance with Section 107A.13.9 of the San Francisco Building
14 Code.

15 (c) Public Notice. Any public notice issued by the Department of an approval action on a
16 development project that is subject to a development fee or a development impact requirement under
17 this Article shall notify the public of a right to request a copy of the Project Development Fee Report
18 from the Development Fee Collection Unit at DBI and of the right to appeal the accuracy of the Report
19 to the Board of Appeals in accordance with Section 107A.13.9 of the San Francisco Building Code.

20 SEC. 405. CREDIT FOR DEVELOPMENT PROJECTS DEMOLISHED OR CONVERTED TO
21 ANOTHER USE. In the event that a development project for which the fee imposed by this Article has
22 been fully paid is demolished or converted to another use or uses that are subject to this Article prior to
23 the expiration of the project's estimated useful life, the new development project shall receive a credit
24 for the amount of development fees previously paid. For purposes of this Article the useful life of a
25 development project shall be 50 years.

1 *This Section shall not apply to the TIDF, which is governed by the credit provisions of Section*
2 *411.3(d) of this Article and is based upon a useful development project life of 45 years.*

3 **SEC. 406. WAIVER, REDUCTION, OR ADJUSTMENT OF DEVELOPMENT PROJECT**
4 **REQUIREMENTS.**

5 *(a) Waiver or Reduction Based on Absence of Reasonable Relationship.*

6 *(1) The sponsor of any development project subject to a development impact fee, in-lieu fee,*
7 *or on-site development requirement imposed by this Article may appeal to the Board of Supervisors for*
8 *a reduction, adjustment, or waiver of the requirement based upon the absence of any reasonable*
9 *relationship or nexus between the impact of development and either the amount of the fee charged or*
10 *the on-site requirement.*

11 *(2) Any appeal authorized by this Section shall be made in writing and filed with the Clerk*
12 *of the Board no later than 15 days after the date the Department or Commission takes final action on*
13 *the project approval that assesses the requirement. The appeal shall set forth in detail the factual and*
14 *legal basis for the claim of waiver, reduction, or adjustment.*

15 *(3) A project sponsor subject to the requirements of this Article who has received an*
16 *approved building permit, conditional use permit or similar discretionary approval and who submits a*
17 *new or revised building permit, conditional use permit or similar discretionary approval for the same*
18 *property may appeal for a reduction, adjustment or waiver of the requirements with respect to the*
19 *number of lots or square footage of construction previously approved.*

20 *(4) The Board of Supervisors shall consider the appeal at a public hearing within 60 days*
21 *after the filing of the appeal. The appellant shall bear the burden of presenting substantial evidence to*
22 *support the appeal, including comparable technical information to support appellant's position. The*
23 *decision of the Board shall be by a simple majority vote and shall be final.*

24 *(5) If a reduction, adjustment, or waiver is granted, any change in use within the project*
25 *shall invalidate the waiver, adjustment, or reduction of the fee or inclusionary requirement. If the*

1 Board grants a reduction, adjustment or waiver, the Clerk of the Board shall promptly transmit the
2 nature and extent of the reduction, adjustment or waiver to the Development Fee Collection Unit at
3 DBI and the Unit shall modify the Project Development Fee Report to reflect the change.

4 (b) Waiver or Reduction, Based on Housing Affordability or Duplication of Fees.

5 (1) The Planning Commission shall give special consideration to offering reductions or
6 waivers of the impact fee to housing projects on the grounds of affordability in cases in which the State
7 of California, the Federal Government, MOH, the San Francisco Redevelopment Agency, or other
8 public agency subsidies target new housing for households at or below 50% of the Area Median
9 Income as published by HUD. This waiver clause intends to provide a local 'match' for these deeply
10 subsidized units and should be considered as such by relevant agencies. Specifically these units may be
11 rental or ownership opportunities but they must be subsidized in a manner which maintains their
12 affordability for a term no less than 55 years. Project sponsors must demonstrate to Department staff
13 that a governmental agency will be enforcing the term of affordability and reviewing performance and
14 service plans as necessary; usually this takes the form of a deed restriction.

15 (2) The Planning Department shall publish an annual schedule of specific values for
16 waivers and reductions available under this subsection. Department staff shall apply these waivers
17 based on the most recent schedule published at the time that fee payment is made.

18 (3) Projects that meet the requirements of this subsection are eligible for a 100 percent fee
19 reduction until an alternative fee schedule is published by the Department. Ideally some contribution
20 will be made to Community Improvement Programs for specific areas, as these units will place an
21 equal demand on community improvements infrastructure. This waiver clause shall not be applied to
22 units built as part of a developer's efforts to meet the requirements of the Inclusionary Affordable
23 Housing Program, and Section 415 of this Code.

24 (4) The City shall make every effort not to assess duplicative fees on new development. In
25 general, project sponsors are only eligible for fee waivers under this Subsection if a contribution to

1 another fee program would result in a duplication of charges for a particular type of community
2 infrastructure. The Department shall publish a schedule annually of all known opportunities for
3 waivers and reductions under this clause, including the specific rate. Requirements under Section 135
4 and 138 of this Code do not qualify for a waiver or reduction. Should future fees pose a duplicative
5 charge, such as a Citywide open space or childcare fee, the same methodology shall apply and the
6 Department shall update the schedule of waivers or reductions accordingly.

7 (5) A project sponsor subject to the requirements of this Article who has received an
8 approved building permit, conditional use permit or similar discretionary approval and who submits a
9 new or revised building permit, conditional use permit or similar discretionary approval for the same
10 property may appeal for a reduction, adjustment or waiver of the requirements with respect to the
11 number of lots or square footage of construction previously approved.

12 SEC. 407. NOTICE; FAILURE TO GIVE NOTICE. Any notice required by this Article to be
13 given to a project sponsor or owner shall be sufficiently given or served upon the sponsor or owner for
14 all purposes hereunder if: (a) personally served upon the sponsor or owner, or (b) deposited, postage
15 prepaid, in a post office letterbox addressed in the name of the sponsor or owner at the official address
16 of the sponsor or owner maintained by the Tax Collector for the mailing of tax bills, or if no such
17 address is available, to the sponsor at the address of the development project, and (3) to the applicant
18 for the site or building permit at the address on the permit application. Any failure of the Department
19 or the City to give any notice required under this Article shall not relieve the project sponsor of its
20 obligations under this Article.

21 SEC. 408. LIEN PROCEEDINGS. If DBI inadvertently or mistakenly issues the first
22 construction document or first certificate of occupancy, whichever applies, prior to the project sponsor
23 paying all development impact or in-lieu fees due and owing, or prior to the sponsor satisfying any
24 development impact requirement, DBI shall institute lien proceedings to recover the development fee or
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1 fees, plus interest and any deferral surcharge, under Section 107A.13.15 of the San Francisco Building
2 Code.

3 SEC. 409. CONTROLLER'S ANNUAL CITYWIDE DEVELOPMENT FEE REPORT. In
4 coordination with the Development Fee Collection Unit at DBI, the Controller shall issue a report at
5 the end of each fiscal year that provides information on all development fees paid during that fiscal
6 year by development fee category and all cumulative monies collected over the life of the fee, as well as
7 all monies expended. The report shall also provide information on the number of projects that elected
8 to satisfy development impact requirements through the direct provision of physical improvements
9 instead of paying development fees. The report shall be presented to the Planning Commission and to
10 the Land Use & Economic Development Committee of the Board of Supervisors.

11 SEC. 410. COMPREHENSIVE FIVE-YEAR EVALUATION OF ALL DEVELOPMENT FEES
12 AND DEVELOPMENT IMPACT REQUIREMENTS. Commencing one year after the effective date of
13 this Article and every five years thereafter, the Director shall report to the Commission at a public
14 hearing and to the Land Use & Economic Development Committee of the Board of Supervisors at a
15 separate public hearing, on the status of compliance with this Article and the efficacy of this Article in
16 mitigating the impacts of development projects. In such report, the Director shall recommend any
17 changes in the formulae or the requirements of any development fee or development impact
18 requirement in this Code, or recommend that additional nexus studies or financial feasibility analyses
19 be done, to improve the efficacy of such fees or requirements. In making his or her report and
20 recommendations, the Director shall consult with the Directors of MOH, the MTA, or other agency
21 whose fees are affected and shall coordinate the report required by this Section with any other
22 development fee evaluations and reports that this Article requires to be performed.

23 SEC. 411(formerly Chapter 38 of the San Francisco Administrative Code . TRANSIT IMPACT
24 DEVELOPMENT FEE. Sections 411.1 through 411.9, hereafter referred to as Section 411.1 et seq.,
25 set forth the requirements and procedures for the TIDF.

1 SEC. 411.1, 38.2. FINDINGS.

2 A. In 1981, the City enacted an ordinance imposing a Transit Impact Development
3 Fee ("*TIDF*") on new office development in the Downtown area of San Francisco. *The*
4 *ordinance established a rate of \$5.00 for each square foot of new office development.* The TIDF was
5 based on studies showing that the development of new office uses places a burden on the
6 Municipal Railway, especially in the downtown area of San Francisco during commute hours,
7 known as "peak periods." The TIDF was based on two cost analyses: one by the Finance
8 Bureau of the City's former Public Utilities Commission, performed in 1981, and one by the
9 accounting firm of Touche-Ross, performed in March 1983 to defend a legal challenge to the
10 TIDF. *The studies showed that the cost per square foot of new office development to provide public*
11 *transit service was \$9.18 and \$8.36, respectively. The California Court of Appeal upheld the TIDF*
12 *ordinance against legal challenges in Russ Bldg. Partnership v. City and County of San Francisco,*
13 *199 Cal.App.3d 1496 (1987), reprinted as directed by the California Supreme Court in Russ Bldg.*
14 *Partnership v. City and County of San Francisco, 44 Cal.3d 839, 845-55 (1988). Among other things,*
15 *the Court of Appeal found that the TIDF was a valid condition of development of real property, and not*
16 *a special tax requiring voter approval. The Court also upheld the TIDF against equal protection and*
17 *substantive due process challenges. Additionally, the California Supreme Court upheld the*
18 *constitutionality of the TIDF as applied to development of new office uses approved before passage of*
19 *the TIDF ordinance, where the City had conditioned approval of the new development on the*
20 *developer's payment of a contemplated, but yet unknown, transit mitigation fee.*

21 B. In 2000, the *City's* Planning Department, with assistance from the Municipal
22 Transportation Agency, commissioned a study of the TIDF. *The Planning Department issued a*
23 *request for proposals for a consultant to consider various issues involving the TIDF, including: (1)*
24 *whether the TIDF should be expanded to include types of land uses in addition to offices; (2) whether*
25 *the TIDF should be expanded geographically beyond the Downtown area; (3) whether fee amounts*

1 ~~should vary by geographic or land use categories; (4) what standards should be used for measuring the~~
2 ~~baseline performance of the Municipal Railway ("MUNI"); and (5) the developer fees that would be~~
3 ~~necessary to fund public transit to meet the additional demand resulting from new development.~~

4 C. In 2001, the *Planning* Department selected Nelson/Nygaard Associates, a
5 nationally recognized transportation consulting firm, to perform the study. Later in 2001,
6 Nelson/Nygaard issued its final report ("TIDF Study"). Before issuing the TIDF Study,
7 Nelson/Nygaard prepared several Technical Memoranda, which provided detailed analyses of
8 the methodology and assumptions used in the TIDF Study.

9 ~~C. D.~~ The TIDF Study concluded that new non-residential uses in San Francisco will
10 generate demand for a substantial number of auto and transit trips by the year 2020. The
11 TIDF Study confirmed that while new office construction will have a substantial impact on
12 MUNI services, new development in a number of other land uses will also require MUNI to
13 increase the number of revenue service hours. The TIDF Study recommended that the TIDF
14 be extended to apply to most non-residential land uses. The TIDF Study found that certain
15 types of new development generate very few daily trips and therefore may not appropriately
16 be charged a new TIDF.

17 ~~E.~~ ~~The TIDF Study also determined that the need to expand MUNI services to accommodate~~
18 ~~new development extends to all times of the day, not just peak periods, and therefore recommended that~~
19 ~~any measure of the existing level of service and additional service required by new development include~~
20 ~~service at all times of the day.~~

21 ~~F.~~ ~~The former TIDF Ordinance applied the fee to developments in the traditional "Downtown"~~
22 ~~area of the City. The TIDF Study noted that since 1981, however, development has expanded out of the~~
23 ~~Downtown area of the City, and that such development has required MUNI to build transit~~
24 ~~infrastructure in areas outside of the boundary defined in the former TIDF Ordinance.~~

1 G. ~~To meet the increased demand for public transit projected by the TIDF Study, MUNI must~~
2 ~~build new infrastructure and add or adjust service. For example, MUNI's 2002 publication, "A Vision~~
3 ~~for Rapid Transit in San Francisco" ("Vision Plan"), proposes transit projects along 12 major~~
4 ~~corridors in San Francisco, covering all areas of the City.~~

5 H. ~~Even where employees and others drawn to new development use private transportation,~~
6 ~~their trips will increase the cost of maintaining MUNI's existing service level ("base service standard")~~
7 ~~because increasing traffic congestion will result in slower travel speeds for MUNI and require MUNI~~
8 ~~to add more service hours to maintain its base service standard. Accordingly, new development will~~
9 ~~require MUNI to add service hours to maintain schedules and reliability that extends beyond the new~~
10 ~~riders seeking to use MUNI service.~~

11 I. ~~New development will directly and indirectly require MUNI to (a) maintain and expand~~
12 ~~service capacity through adding revenue service hours; (b) purchase, maintain and repair rolling~~
13 ~~stock; (c) install new lines; and (d) add service to existing lines.~~

14 D.J. The TIDF Study further recommended that the City enact an ordinance to impose
15 transit impact fees that would allow MUNI to maintain its base service standard as new
16 development occurs throughout the City. The proposed ordinance would require sponsors of
17 new development in the City to pay a fee that is reasonably related to the financial burden
18 imposed on MUNI by the new development. This financial burden is measured by the cost
19 that will be incurred by MUNI to provide increased service to maintain the applicable base
20 service standard over the life of such new development.

21 K. ~~The TIDF Study expressed the base service standard as a ratio in which the numerator is~~
22 ~~the number of hours that MUNI provides service to the public on its entire fleet of vehicles ("revenue~~
23 ~~service hours"), and the denominator is the number of trips generated by all non-residential land uses.~~
24 ~~An increase in trips resulting from new non-residential development will reduce the ratio of revenue~~
25

1 *service hours to overall trips generated by new development. To maintain the base service standard to*
2 *accommodate the new development, MUNI must increase revenue service hours.*

3 *L.—The TIDE Study developed a daily trip generation rate for each of six economic activity*
4 *categories developed in the "Citywide Land Use Study," prepared for the Planning Department in*
5 *1998. The daily trip generation rate included automobile and public transit trips, but excluded non-*
6 *motorized trips because such trips do not materially affect traffic congestion. The TIDE Study*
7 *determined that the trip generation rates in each economic activity category do not vary geographically*
8 *within the City. Therefore, the TIDE Study concluded that developer fee rates should not vary in*
9 *different districts within the City. The trip generation rates contained in the TIDE Study represent the*
10 *most reasonable rates available for the economic activity categories in the Study.*

11 *M.—Using data obtained from MUNI and the fiscal year 2000 National Transit Database, the*
12 *TIDE Study calculated the base service standard fee rates for each of the six economic activity*
13 *categories in the following way:*

14 *(1) To calculate MUNI's total annual costs, the TIDE Study combined MUNI's fiscal year 2000*
15 *operating costs with an average annual capital budget, estimated by averaging the prior five years of*
16 *MUNI's capital expenditures.*

17

<i>—FY 2000 Operating Costs—</i>	<i>\$384,113,000—</i>
<i>Average Annual Capital Costs—</i>	<i>\$310,000,000—</i>
<i>Total Annual Costs—</i>	<i>\$694,113,000—</i>

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22 *(2) The Study calculated MUNI's net annual costs for fiscal year 2000 by subtracting fare box*
23 *revenue and federal and state grant funds from MUNI's total costs.*
24
25

Total Annual Costs	\$694,113,000
FY 2000 Fare Box Revenue	(\$101,310,000)
FY 2000 Federal/State Grant Funds	(\$182,900,000)
Net Annual Costs	\$409,903,000

~~(3) The Study then determined MUNI's net annual cost per revenue service hour by dividing MUNI's net annual costs by MUNI's average daily revenue service hours, as reported to the National Transit Database.~~

Net Annual Costs	Average Daily Revenue Service Hours	Net Annual Cost Per Revenue Service Hour
\$409,903,000	÷ 8,436	\$48,600

~~(4) The TIDF Study estimated the number of daily auto and transit trips within the City (9,035,282) by using trip generation rates and 2000 employment data supplied by the Planning Department. By dividing MUNI's average daily revenue service hours (8,436) by the estimated daily auto and transit trips within the City (9,035,282), the TIDF Study determined that MUNI provided approximately 0.9336 service hours for every 1,000 transit and auto trips. The TIDF Study multiplied the net annual cost per revenue service hour by 0.9336 to determine a net annual cost per trip.~~

Net Annual Cost Per Revenue Service Hour	Revenue Service Hours Per 1,000 Trips	Net Annual Cost Per Trip
-----------------------------------------------------	--------------------------------------------------	-------------------------------------

\$48,600	× 0.9336	\$45.37
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~~(5) The Study multiplied the net annual cost per trip by an adjusted daily trip rate per economic activity category to calculate a net annual cost per gross square foot (gsf) of new development for each economic activity category. The TIDE Study adjusted the daily trip rate to eliminate bicycle and pedestrian trips.~~

Economic Activity Category	Adjusted Daily Trip Rate Per 1,000 gsf	Net Annual Cost Per Trip	Net Annual Cost per gsf of Development
Cultural/Institution/Education	42.3	\$45.37 -	\$1.92
Management, Information and Professional Services	15.1	\$45.37 -	\$0.68
Medical and Health Services	23.9	\$45.37 -	\$1.08
Production/Distribution/Repair	9.6	\$45.37 -	\$0.44
Retail/Entertainment	166.8	\$45.37 -	\$7.57
Visitor Services	13.3	\$45.37 -	\$0.61

(6) Finally, the Study multiplied the net annual cost per gross square foot of development for each economic activity category by a net present value factor of 20.69 (based on a U.S. transportation industry index inflation rate of 2.05%, earning on an invested funds rate of 6.14%, and a building life span of 45 years) to establish the base service standard rates for each economic activity category that would be necessary to pay for increased transit services for the 45-year useful life of a new development.

Economic Activity Category	Net Present Value Factor	Net Annual Cost per gsf of Development	Base Service Standard Rates
Cultural/Institution/Education	20.69	\$1.92	\$39.67
Management, Information and Professional Services	20.69	\$0.68	\$14.17
Medical and Health Services	20.69	\$1.08	\$22.40
Production/Distribution/Repair	20.69	\$0.44	\$9.04
Retail/Entertainment	20.69	\$7.57	\$156.61
Visitor Services	20.69	\$0.61	\$12.53

1 N. ~~In 2004, MUNI updated the base service standard rates established in the TIDF Study with~~
2 ~~fiscal year 2003 data (the "updated base service standard rates"). To calculate the updated base~~
3 ~~service standard rates, MUNI modified certain variables in the TIDF Study's formula to reflect current~~
4 ~~information, as follows.~~

5 (1) ~~Rather than using an estimated average annual capital budget (the methodology employed~~
6 ~~in the TIDF Study), MUNI used its actual capital costs for fiscal years 1999-2003, as reported to the~~
7 ~~fiscal year 2003 National Transit Database, in determining the average annual capital costs.~~

Operating Costs	\$449,283,888
Average Capital Costs	\$192,468,200
Total Costs	\$641,752,088

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12 (2) ~~California Government Code Section 65913.8 prohibits including costs for facility~~
13 ~~maintenance and operations in a fee imposed on a developer for a public capital facility improvement.~~
14 ~~It is not clear whether this limitation applies to the TIDF. To comply with Government Code Section~~
15 ~~65913.8, if applicable, and to achieve a more conservative estimate of the recoverable costs, MUNI~~
16 ~~deducted its costs for non-vehicle (facility) maintenance and general administration. MUNI could not~~
17 ~~separate general administration attributable to facility operations, so MUNI deducted 100% of the~~
18 ~~general administration costs for the entire department. Accordingly, the updated base service standard~~
19 ~~rates are even more conservative than may be required under Section 65913.8.~~

20 (3) ~~MUNI applied its updated assumptions to the TIDF Study's methodology by deducting non-~~
21 ~~vehicle maintenance and general administration (in addition to farebox revenues and grant funds) from~~
22 ~~its total costs to calculate its annual net costs.~~

<i>Total Annual Costs FY 2003</i>	<i>\$641,752,088</i>
<i>Farebox Revenue FY 2003</i>	<i>(\$97,779,333)</i>
<i>Federal/State Grant Funds FY 2003</i>	<i>(\$89,445,000)</i>
<i>Non-Vehicle Maintenance FY 2003</i>	<i>(\$34,173,560)</i>
<i>General Administration FY 2003</i>	<i>(\$92,197,116)</i>
<i>Net Annual Costs FY 2003</i>	<i>\$328,157,079</i>

(4) To determine the net annual cost per revenue service hour, MUNI used the average daily revenue service hours for Fiscal Year 2003 (10,062), as reported to the National Transit Database:

<i>Net Annual Costs</i>	<i>Average Daily Revenue Service Hours</i>	<i>Net Annual Cost Per Revenue Service Hour</i>
<i>\$328,157,079</i>	<i>÷ 10,062</i>	<i>\$32,614</i>

(5) MUNI then calculated the net annual cost per trip by multiplying the net annual cost per revenue service hour by the number of revenue service hours per 1,000 trips:

<i>Net Annual Cost Per Revenue Service Hour</i>	<i>Revenue Service Hours Per 1,000 Trips</i>	<i>Net Annual Cost Per Trip</i>
<i>\$32,614</i>	<i>× 1.1136</i>	<i>\$36.32</i>

(6) MUNI multiplied the net annual cost per trip by the adjusted daily trip rate for each economic activity category to arrive at a net annual cost per gross square foot of new development for each category:

Economic Activity Category	Adjusted Daily Trip Rate Per 1,000 gsf	Net Updated Annual Cost Per Trip	Net Updated Annual Cost per gsf of Development
Cultural/Institution/Education	42.3	\$36.32	\$1.54
Management, Information and Professional Services	15.1	\$36.32	\$0.55
Medical and Health Services	23.9	\$36.32	\$0.87
Production/Distribution/Repair	9.6	\$36.32	\$0.35
Retail/Entertainment	166.8	\$36.32	\$6.06
Visitor Services	13.3	\$36.32	\$0.48

(7) MUNI also updated the net present value factor the TIDF Study used to calculate the updated base service standard rates by calculating the lump sum amount needed to fund \$1.00 (in today's dollars) in annual costs over 45 years, increasing at a current inflation rate of 3.50% (the five-year Bay Area Consumer Price Index as calculated by the Association for Bay Area Governments), with the remaining fund balance invested at a current interest rate of 4.93% (the five-year average interest rate earned by the City's Treasurer's Department on pooled funds). Both the TIDF Study and MUNI used the interest rate earned by the City's Treasurer for the respective years. But MUNI elected

1 to use the Bay Area Consumer Price Index rather than the U.S. Transportation Index on which the
 2 TIDF Study relied because the Bay Area index more accurately reflects the local inflation rate. The use
 3 of the different net present value factor yields the following updated base service standard rates:
 4

Economic Activity Category	Net Annual Cost per gsf of Development	Net Present Value Factor	Updated Base Service Standard Rates
Cultural/Institution/Education	\$1.54	33.36 -	\$51.25
Management, Information and Professional Services	\$0.55	33.36 -	\$18.30
Medical and Health Services	\$0.87	33.36 -	\$28.96
Production/Distribution/Repair	\$0.35	33.36 -	\$11.63
Retail/Entertainment	\$6.06	33.36 -	\$202.10 -
Visitor Services	\$0.48	33.36 -	\$16.11

22
 23 ~~0. In setting the TIDF rates, the City considered the updated base service standard rates and~~
 24 ~~input from a variety of stakeholders, including business groups, developers, and civic organizations.~~
 25 ~~The City set the TIDF rates well below the updated base service standard rates to reduce the costs of~~

1 ~~the TIDF to sponsors of new developments, who are subject to other development fees imposed by the~~
 2 ~~City, and to guarantee that the TIDF does not exceed the reasonable cost to fund the additional transit~~
 3 ~~improvements necessitated by new development. The TIDF rates are as follows:~~

Economic Activity Category	Updated Base Service Standard Rates	TIDF Schedule (from Sec. 38.4)
Cultural/Institution/Education	\$51.25	\$10.00
Management, Information and Professional Services	\$18.30	\$10.00
Medical and Health Services	\$28.96	\$10.00
Production/Distribution/Repair	\$11.63	\$8.00
Retail/Entertainment	\$202.10	\$10.00
Visitor Services	\$16.11	\$8.00

16 E. P. Based on projected new development over the next 20 years, the TIDF will
 17 provide revenue to MUNI that is significantly below the costs that MUNI will incur to mitigate
 18 the transit impacts resulting from the new development.

19 F. Q. The TIDF is the most practical and equitable method of meeting a portion of the
 20 demand for additional Municipal Railway service and capital improvements for the City caused
 21 by new non-residential development.

22 G. R. Based on the above findings and the nexus study performed, the City determines
 23 that the TIDF satisfies the requirements of the Mitigation Fee Act, California Government
 24 Code Section 66001, as follows:

1 (1) The purpose of the fee is to meet a portion of the demand for additional Municipal
2 Railway service and capital improvements for the City caused by new nonresidential
3 development.

4 (2) Funds from collection of the TIDF will be used to increase revenue service hours
5 reasonably necessary to mitigate the impacts of new non-residential development on public
6 transit and maintain the applicable base service standard.

7 (3) There is a reasonable relationship between the proposed uses of the TIDF and the
8 impact on transit of the new developments on which the TIDF will be imposed.

9 (4) There is a reasonable relationship between the types of new development on
10 which the TIDF will be imposed and the need to fund public transit for the uses specified in
11 Section 38.8 of this ordinance.

12 (5) There is a reasonable relationship between the amount of the TIDF to be imposed
13 on new developments and the impact on public transit from the new developments.

14 SEC. 411.2. SEC. 38.1. DEFINITIONS. (a) In addition to the definitions set forth in Section
15 401 of this Article, For the purposes of this Chapter, the following definitions shall govern
16 interpretation of Section 411.1 et seq. apply:

17 (1) ~~A.~~ Accessory Use. A related minor use which is either necessary to the operation
18 or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental and
19 subordinate to any such use and is located on the same lot as the principal or conditional use.

20 (2) ~~B.~~ Base Service Standard. The relationship between revenue service hours offered
21 by the Municipal Railway and the number of automobile and transit trips estimated to be
22 generated by certain non-residential uses, expressed as a ratio where the numerator equals
23 the average daily revenue service hours offered by MUNI, and the denominator equals the
24 daily automobile and transit trips generated by non-residential land uses as estimated by the
25 TIDF Study or updated under Section 411.5 ~~38.7 of this Chapter.~~

1 ~~(3) C.~~ Base Service Standard Fee Rate. The *TIDF transit impact development fee* that
2 would allow the City to recover the estimated costs incurred by the Municipal Railway to meet
3 the demand for public transit resulting from new development in the economic activity
4 categories for which the fee is charged, after deducting government grants, fare revenue, and
5 costs for non-vehicle maintenance and general administration.

6 ~~D. — Board. The Board of Supervisors of the City and County of San Francisco.~~

7 ~~E. — Certificate of Final Completion and Occupancy. A certificate of final completion and~~
8 ~~occupancy issued by any authorized entity or official of the City, including the Director of the~~
9 ~~Department of Building Inspection, under the Building Code.~~

10 ~~F. — City or San Francisco. The City and County of San Francisco.~~

11 (4) ~~G.~~ Covered Use. Any use subject to the TIDF.

12 (5) ~~H.~~ Cultural/Institution/Education (CIE). An economic activity category that
13 includes, but is not limited to, schools, as defined in subsections (g), (h), and (i) of Section
14 209.3 of the *Planning this* Code and subsections (f)-(i) of Section 217 of *this the Planning*
15 Code; child care facilities, as defined in subsections (e) and (f) of Section 209.3 of *this the*
16 *Planning* Code and subsection (e) of Section 217 of *this the Planning* Code; museums and
17 zoos; and community facilities, as defined in Section 209.4 of *this the Planning Code* and
18 subsections (a)-(c) of Section 221 of *this the Planning* Code.

19 (6) ~~I.~~ Director *of MTA or MTA Director*. The Director of Transportation of the MTA, or
20 his or her designee.

21 (7) ~~J.~~ Economic Activity Category. One of the following six categories of nonresidential
22 uses: Cultural/Institution/Education (CIE), Management, Information and Professional
23 Services (MIPS), Medical and Health Services, Production/Distribution/Repair (PDR),
24 Retail/Entertainment, and Visitor Services.

1 (8) ~~K.~~ Gross Floor Area. The total area of each floor within the building's exterior walls,
2 as defined in Section 102.9 of this the San Francisco Planning Code, except that for purposes of
3 determining the applicability of the TIDF, the exclusion from this definition set forth in Section
4 102.9(b)(12) of ~~that~~ this Code shall not apply.

5 (9) ~~L.~~ Gross Square Feet of Use. The total square feet of gross floor area in a building
6 and/or space within or adjacent to a structure devoted to all covered uses, including any
7 common areas exclusively serving such uses and not serving residential uses. Where a
8 structure contains more than one use, areas common to two or more uses, such as lobbies,
9 stairs, elevators, restrooms, and other ancillary space included in gross floor area that are not
10 exclusively assigned to one use shall be apportioned among the two or more uses in
11 accordance with the relative amounts of gross floor area, excluding such space, in the
12 structure or on any floor thereof directly assignable to each use.

13 (10) ~~M.~~ Management, Information and Professional Services (MIPS). An economic
14 activity category that includes, but is not limited to, office use as defined in Section ~~313.1(35)~~
15 413.1(24) of this the Planning Code; medical offices and clinics, as defined in Section 890.114
16 of this the Planning Code; business services, as defined in Section 890.111 of this the Planning
17 Code, Integrated PDR, as defined in Section 890.49 of the Planning Code, and Small
18 Enterprise Workspaces, as defined in Section 227(t) of this the Planning Code.

19 (11) ~~N.~~ Medical and Health Services. An economic activity category that includes, but
20 is, not limited to, those non-residential uses defined in Sections 209.3(a) and 217(a) of this the
21 Planning Code; animal services, as defined in subsections (a) and (b) of Section 224 of this the
22 Planning Code; and social and charitable services, as defined in subsection (d) of Section
23 209.3 of this the Planning Code and subsection (d) of Section 217 of this the Planning Code.

24 (12) ~~O.~~ Municipal Railway; MUNI. The public transit system owned by City and under
25 the jurisdiction of the Municipal Transportation Agency.

1 (13) ~~P.~~ Municipal Transportation Agency; MTA. The agency of City created under
2 Article 8A of the San Francisco Charter.

3 (14) ~~Q.~~ Municipal Transportation Agency Board of Directors; MTA Board. The
4 governing board of the MTA.

5 (15) ~~R.~~ New Development. Any new construction, or addition to or conversion of an
6 existing structure under a building or site permit issued on or after September 4, 2004, that
7 results in 3,000 gross square feet or more of a covered use. In the case of mixed use
8 development that includes residential development, the term "new development" shall refer to
9 only the non-residential portion of such development. "Existing structure" shall include a
10 structure for which a sponsor already paid a fee under the prior TIDF ordinance, as well as a
11 structure for which no TIDF was paid.

12 ~~S.—Office Space Development Fee; OSDF. A fee imposed under Section 38.3-1 of this Chapter.~~

13 ~~T.—Planning Code. The Planning Code of the City and County of San Francisco, as it may be~~
14 ~~amended from time to time.~~

15 (16) ~~U.~~ Production/Distribution/Repair (PDR). An economic activity category that
16 includes, but is not limited to, manufacturing and processing, as defined in Section 226 of ~~this~~
17 ~~the Planning~~ Code; those uses listed in Section 222 of ~~this the Planning~~ Code; automotive
18 services, as defined in Section 223(a)-(k) of ~~this the Planning~~ Code; arts activities and spaces,
19 as defined in Section 102.2 of ~~this the Planning~~ Code; and research and development, as
20 defined in Section ~~313.1(42) 401(27)~~ of ~~this Article the Planning~~ Code.

21 (17) ~~V.~~ Residential. Any type of use containing dwellings as defined in Section 209.1
22 of ~~this the Planning~~ Code or containing group housing as defined in Section 209.2(a)-(c) of ~~this~~
23 ~~the Planning~~ Code.

24 (18) ~~W.~~ Retail/Entertainment. An economic activity category that includes, but is not
25 limited to, retail use, as defined in Section 218 of ~~this the Planning~~ Code; entertainment use, as

1 defined in Section ~~313.1(15)~~ 401(16) of this Article ~~the Planning Code~~; massage establishments,
2 as defined in Section 218.1 of this ~~the Planning~~ Code; laundering, and cleaning and pressing,
3 as defined in Section 220 of this ~~the Planning~~ Code.

4 (19) ~~X~~. Revenue Service Hours. The number of hours that the Municipal Railway
5 provides service to the public with its entire fleet of buses, light rail (including streetcars), and
6 cable cars.

7 ~~Y. Sponsor. An applicant seeking approval for construction of new development subject to this~~
8 ~~chapter, such applicant's successors and assigns, and/or any person or entity that controls or is under~~
9 ~~common control with such applicant.~~

10 (20) ~~Z~~. TIDF Study. The study commissioned by the San Francisco Planning
11 Department and performed by Nelson/Nygaard Associates entitled "Transit Impact
12 Development Fee Analysis--Final Report," dated May 2001, including all the Technical
13 Memoranda supporting the Final Report and the Nelson/Nygaard update materials contained
14 in Board of Supervisors File No. 040141.

15 (21) ~~AA~~. Transit Impact Development Fee; TIDF. The development fee that is the
16 subject of Section 411.1 et seq. ~~this Chapter~~.

17 ~~BB. Treasurer. Treasurer of the City and County of San Francisco.~~

18 (22) ~~CC~~. Trip Generation Rate. The total number of automobile and Municipal Railway
19 trips generated for each 1,000 square feet of development in a particular economic activity
20 category as established in the TIDF Study, or pursuant to the five-year review process
21 established in Section 411.5 ~~38.7~~ ~~of this Chapter~~.

22 (23) ~~DD~~. Use. The purpose for which land or a structure, or both, are legally designed,
23 constructed, arranged or intended, or for which they are legally occupied or maintained, let or
24 leased.

1 (24) ~~EE~~. Visitor Services. An economic activity category that includes, but is not limited
2 to, hotel use, as defined in Section ~~313.1(18)~~ 401(20) of this Article ~~the Planning Code~~; motel
3 use, as defined in subsections (c) and (d) of Section 216 of this ~~the Planning~~ Code; and time-
4 share projects, as defined in Section 11003.5(a) of the California Business and Professions
5 Code.

6 ~~SEC. 38.3 IMPOSITION OF TRANSIT IMPACT DEVELOPMENT FEE.~~

7 ~~A. Subject to the exceptions set forth in subsections D and E below, each sponsor of a new~~
8 ~~development in the City shall pay to the City and deliver to the Treasurer upon issuance of any~~
9 ~~temporary certificate of occupancy, and as a condition precedent to issuance for such new development~~
10 ~~of any certificate of final completion and occupancy, whichever occurs first, a TIDF. The TIDF shall be~~
11 ~~calculated on the basis of the number of gross square feet of new development, multiplied by the square~~
12 ~~foot rate in effect at the time of payment for each of the applicable economic activity categories within~~
13 ~~the new development, as provided in Section 38.4 of this Chapter. An accessory use shall be charged at~~
14 ~~the same rate as the underlying use to which it is accessory. Whenever any new development or series~~
15 ~~of new developments cumulatively creates more than 3,000 gross square feet of covered use within a~~
16 ~~structure, the TIDF shall be imposed on every square foot of such covered use (including any portion~~
17 ~~that was part of prior new development below the 3,000 square foot threshold).~~

18 ~~B. No City official or agency, including the Department of Building Inspection ("DBI") and the~~
19 ~~Port of San Francisco, may issue a certificate of final completion and occupancy for any new~~
20 ~~development subject to the TIDF until it has received notification from the Treasurer that the TIDF in~~
21 ~~accordance with Section 38.4 of this Chapter has been paid.~~

22 ~~SEC. 411.3. APPLICATION OF TIDF.~~

23 ~~(a) C. Application.~~ Except as provided in Subsections 38.3 (1) (D) and (2) (E) below, the
24 TIDF shall be payable with respect to any new development in the City for which a building or
25 site permit is issued on or after September 4, 2004. In reviewing whether a development project is

1 subject to the TIDF, the project shall be considered in its entirety. A sponsor shall not seek multiple
2 applications for building permits to evade paying the TIDF for a single development project.

3 ~~(1) D.~~ The TIDF shall not be payable on new development, or any portion thereof, for
4 which a TIDF transit impact development fee has been paid, in full or in part, under the prior
5 TIDF Transit Impact Development Fee Ordinance adopted in 1981 (Ordinance No. 224-81;
6 former Chapter 38 of ~~this~~ the Administrative Code), except where ~~(A) (1)~~ gross square feet of
7 use is being added to the building; or ~~(B) (2)~~ the TIDF rate for the new development is in an
8 economic activity category with a higher fee rate than the rate set for MIPS, as set forth in
9 Section ~~411.3(e)~~ 38.4.

10 ~~(2) E.~~ No TIDF shall be payable on the following types of new development.

11 ~~(A) (1)~~ New development on property owned (including beneficially owned) by the
12 City, except for that portion of the new development that may be developed by a private
13 sponsor and not intended to be occupied by the City or other agency or entity exempted under
14 Section 411.1 et seq. this Chapter, in which case the TIDF shall apply only to such non-exempted
15 portion. New development on property owned by a private person or entity and leased to the
16 City shall be subject to the fee, unless the City is the beneficial owner of such new
17 development or unless such new development is otherwise exempted under this Section.

18 ~~(B) (2)~~ Any new development in Mission Bay North or South to the extent application
19 of this Chapter would be inconsistent with the Mission Bay North Redevelopment Plan and
20 Interagency Cooperation Agreement or the Mission Bay South Redevelopment Plan and
21 Interagency Cooperation Agreement, as applicable.

22 ~~(C) (3)~~ New development located on property owned by the United States or any of its
23 agencies to be used exclusively for governmental purposes.

24 ~~(D) (4)~~ New development located on property owned by the State of California or any
25 of its agencies to be used exclusively for governmental purposes.

1 (E) ~~(5)~~ New development for which a project sponsor filed an application for
2 environmental evaluation or ~~an application for~~ a categorical exemption ~~has been filed~~ prior to
3 April 1, 2004, and for which the City issued a building permit or site permit ~~is issued~~ on or before
4 September 4, 2008; provided however, that such new development may be subject to the
5 ~~OSDF under Section 38.3-1 of this Chapter~~ TIDF imposed by Ordinance No. 224-81, as amended
6 through June 30, 2004; except that the Department and the Development Fee Collection Unit at DBI
7 shall be responsible for the administration, imposition, review and collection of any such fee consistent
8 with the administrative procedures set forth in Section 411.1 et seq. The Department shall make the text
9 of Ordinance No. 224-81, as amended through June 30, 2004, available on the Department's website
10 and shall provide copies of that ordinance upon request.

11 (F) ~~(6)~~ The following types of new developments:

12 (i) ~~(a)~~ Public facilities/utilities, as defined in Section 209.6 of this the Planning Code;

13 (ii) ~~(b)~~ Open recreation/horticulture, as defined in Section 209.5 of this the Planning
14 Code, including private noncommercial recreation open use, as referred to in Section 221(g)
15 of this the Planning Code;

16 (iii) ~~(c)~~ Vehicle storage and access, as defined in Section 209.7 of this the Planning
17 Code;

18 (iv) ~~(d)~~ Automotive services, as defined in Section 223(l)-(v) of this the Planning Code,
19 that are in a new development;

20 (v) ~~(e)~~ Wholesaleing, storage, ~~distribution, and open-air handling~~ of materials and
21 equipment, as defined in Section 225 of this the Planning Code;

22 (vi) ~~(f)~~ Other Uses, as defined in Section 227(a)-(q) and (s)-(t) of this the Planning
23 Code;

24 ~~In reviewing whether a development is subject to the fee, the Director shall consider the project~~
25 ~~in its entirety. A sponsor may not seek multiple building permits to evade paying the TIDF.~~

1 ~~(b) F. Timing of Payment. Except for those PDR projects subject to Section 328 of this Code,~~
2 ~~The TIDF sponsor shall be paid prior to issuance of the first construction document , with an option~~
3 ~~for the project sponsor to defer payment until prior to issuance of the first certificate of occupancy~~
4 ~~upon agreeing to pay a deferral surcharge in accordance with Section 107A.13 of the San Francisco~~
5 ~~Building Code,. Under no circumstances may any City official or agency, including the Port of San~~
6 ~~Francisco, issue a certificate of final completion and occupancy for any new development subject to the~~
7 ~~TIDF until the TIDF has been paid. pay, or cause to be paid, the TIDF to the Treasurer on the earliest~~
8 ~~of the following dates (except for those Integrated PDR projects subject to Section 328 of the Planning~~
9 ~~Code).~~

10 ~~(1) The date when 50 percent of the net rentable area of the project has been occupied;~~

11 ~~(2) The date of issuance of the first temporary permit of occupancy in the new development;~~

12 ~~G. Upon payment of the fee in full to the Treasurer, and upon request of the sponsor, the~~
13 ~~Treasurer shall issue a certificate that the fee has been paid. The sponsor shall present such~~
14 ~~certification to DBI before the issuance of the final certificate of occupancy for the new development.~~
15 ~~DBI shall provide notice in writing to the Treasurer, the Planning Department, and MUNI at least five~~
16 ~~business days before issuing the final certificate of occupancy for any new development project. DBI~~
17 ~~may not issue a final certificate of occupancy for any new development until DBI has received notice~~
18 ~~from the Treasurer that the TIDF has been paid. An exception to this process exists for Integrated PDR~~
19 ~~projects that are subject to Section 328 of the Planning Code, for which only 50% of the fees must be~~
20 ~~paid before the issuance of the final certificate of occupancy.~~

21 ~~**38.3-1. IMPOSITION OF OFFICE SPACE DEVELOPMENT FEE.**~~

22 ~~(a) Definitions. For purposes of this Section, the following definitions apply:~~

23 ~~(1) Downtown Area. That portion of the City and County bounded by Van Ness Avenue as far~~
24 ~~north as Broadway, from Van Ness Avenue and Broadway easterly on Broadway to Sansome Street,~~
25 ~~then northerly on Sansome Street to the Embarcadero; then southeasterly on the Embarcadero to Berry~~

1 ~~Street; then southwesterly on Berry Street to De Haro Street; then southerly on De Haro Street to~~
2 ~~Alameda Street; then westerly on Alameda Street to Bryant Street; then northerly on Bryant Street to~~
3 ~~Thirteenth Street; then westerly on Thirteenth Street to South Van Ness Avenue; then northerly to Van~~
4 ~~Ness Avenue. The downtown area includes all property which abuts upon any of or is within the area~~
5 ~~surrounded by the above enumerated boundary streets.~~

6 ~~(2) Gross Square Foot of Office Use. A square foot of floor space within a structure, whether~~
7 ~~or not within a room, to be occupied by, or primarily serving, office use.~~

8 ~~(3) Office Use. Any structure or portion thereof intended for occupancy by business entities~~
9 ~~which will primarily provide clerical, professional or business services of the business entity, or which~~
10 ~~will primarily provide clerical, professional or business services to other business entities or to the~~
11 ~~public, at that location.~~

12 ~~(b) Imposition of Fee.~~

13 ~~(1) New development in the Downtown Area that contains 3,000 or more gross square feet of~~
14 ~~office use for which an application for environmental evaluation or an application for a categorical~~
15 ~~exemption has been filed prior to April 1, 2004, and for which a building or site permit was issued on~~
16 ~~or after September 4, 2004, but prior to September 4, 2008, shall be subject to an office space~~
17 ~~development fee in accordance with this section 410 et seq. The office space development fee for each~~
18 ~~gross square foot of office use in new development in the Downtown Area shall be \$5 per square foot.~~

19 ~~(2) Any office space development fee due under paragraph (b)(1) shall be due and payable in~~
20 ~~accordance with the procedures set forth in this chapter governing payment and collection of the~~
21 ~~TIDF, except that the amount of the fee shall be calculated based upon gross square feet of office use,~~
22 ~~rather than gross square feet of use.~~

23 ~~(c) Credits. In determining the number of gross square feet of office use to which the office~~
24 ~~space development fee applies, the director shall provide for the following credits:~~

1 ~~(1) For prior office uses, there shall be credit for the number of gross square feet of office use~~
2 ~~being eliminated as part of the project.~~

3 ~~(2) For prior uses other than office use, there shall be a credit for the number of gross square~~
4 ~~feet of non-office use being eliminated multiplied by an adjustment factor to reflect the difference~~
5 ~~between office building peak period municipal railway trip generation rates and peak period municipal~~
6 ~~railway trip generation rates for other uses. The adjustment factor shall be determined by the director~~
7 ~~as follows:~~

8 ~~(A) The adjustment factor shall be a fraction, the numerator of which shall be the peak period~~
9 ~~municipal railway trip generation rate which the director shall determine, in consultation with the~~
10 ~~department of city planning applies to the class of prior use being eliminated by the project.~~

11 ~~(B) The denominator of the fraction shall be the peak period municipal railway trip generation~~
12 ~~rate for office use used in the most recent calculation of the transit impact development fee schedule~~
13 ~~approved by the board of supervisors.~~

14 ~~(C) Notwithstanding the foregoing, the adjustment factor shall not exceed one.~~

15 ~~(c) Calculation of TIDF. The TIDF shall be calculated on the basis of the number of square~~
16 ~~feet of new development, multiplied by the square foot rate in effect at the time of building or site~~
17 ~~permit issuance for each of the applicable economic activity categories within the new development, as~~
18 ~~provided in Subsection 411.3(e) below. An accessory use shall be charged at the same rate as the~~
19 ~~underlying use to which it is accessory. Whenever any new development or series of new developments~~
20 ~~cumulatively creates more than 3,000 gross square feet of covered use within a structure, the TIDF~~
21 ~~shall be imposed on every square foot of such covered use (including any portion that was part of prior~~
22 ~~new development below the 3,000 square foot threshold).~~

23 ~~(d) Credits. SEC. 38.6. CREDITS.~~ In determining the number of gross square feet of
24 use to which the TIDF applies, the ~~Department Director~~ shall provide a credit for prior uses
25 eliminated on the site. The credit shall be calculated according to the following formula:

1 (1) ~~(a)~~ There shall be a credit for the number of gross square feet of use being
2 eliminated by the new development, multiplied by an adjustment factor to reflect the difference
3 in the fee rate of the use being added and the use being eliminated. The adjustment factor
4 shall be determined by the Department Director as follows:

5 (A) ~~(1)~~ The adjustment factor shall be a fraction, the numerator of which shall be the
6 fee rate which the Department Director shall determine, in consultation with the MTA
7 Department of City Planning, if necessary, applies to the economic activity category in the most
8 recent calculation of the TIDF Schedule approved by the MTA Board for the prior use being
9 eliminated by the project.

10 (B) ~~(2)~~ The denominator of the fraction shall be the fee rate for the use being added,
11 as set forth in the most recent calculation of the TIDF Schedule approved by the MTA Board.

12 (2) ~~(b)~~ A credit for a prior use may be given only if the prior use was active on the site
13 within five years before the date of the application for a building or site permit for the proposed
14 use.

15 (3) ~~(c)~~ As of September 4, 2004, no sponsor shall be entitled to a refund of the TIDF
16 on a building for which the fee was paid under the former Chapter 38 of the San Francisco
17 Administrative Code.

18 (4) ~~(d)~~ Notwithstanding the foregoing, the adjustment factor shall not exceed one.

19 ~~SEC. 38.4. TRANSIT IMPACT DEVELOPMENT FEE SCHEDULE.~~

20 ~~(e) A. TIDF Schedule.~~

21 (1) The TIDF Schedule shall be as follows:

22

Economic Activity Category	TIDF Per Gross Square Foot of Development
----------------------------	----------------------------------------------

23
24
25

1	Cultural/Institution/Education	\$10.00
2	Management, Information and	\$10.00
3	Professional Services	
4	Medical and Health Services	\$10.00
5	Production/Distribution/Repair	\$8.00
6	Retail/Entertainment	\$10.00
7	Visitor Services	\$8.00
8		

9

10 (2) B. Biennial Adjustment. Biennially, beginning July 1, 2005, the TIDF Schedule shall
11 be adjusted, without further action by the Board of Supervisors, to reflect the average annual
12 change in the San Francisco Bay Area Consumer Price Index (CPI for "All Urban Consumers")
13 for the prior two years, as reported by the Association of Bay Area Governments, and as
14 determined by the Director of MTA.

15 SEC. 411.4. 38.5. SETTING IMPOSITION OF TIDF.

16 (a) Determination of Requirements. The Department shall determine the applicability of
17 Section 411.1 et seq. to any development project requiring a building or site permit and, if Section
18 411.1 is applicable, shall impose any TIDF owed as a condition of approval for issuance of the
19 building or site permit for the project. The project sponsor shall supply any information necessary to
20 assist the Department in this determination . ~~Before obtaining the first building or site permit for any~~
21 ~~new development in the City on or after September 4, 2004, each sponsor shall file with the Director~~
22 ~~on such form as the Director may develop, a report indicating the number of gross square feet of use of~~
23 ~~the new development and any other information the Director may require to determine the sponsor's~~
24 ~~obligation to pay the TIDF. Each sponsor of a new development who had applied for a building or site~~
25 ~~permit, but who had not obtained an approval of the building permit or site permit before September 4,~~

1 ~~2004, shall file the same report prior to obtaining a final certificate of occupancy. Except where an~~
2 ~~exemption otherwise applies under this Chapter, the Director shall determine the number of gross~~
3 ~~square feet of use in each applicable economic activity category, disregarding the number of pre-~~
4 ~~existing gross square feet of use being retained in each such category, apply the fee schedule, and~~
5 ~~determine the fee, which shall be subject to any adjustments to the TIDF Schedule that occur prior to~~
6 ~~final payment of any TIDF due. The Director shall mail a copy of his or her written determination to~~
7 ~~the sponsor. The sponsor may appeal the determination of the number of gross square feet of use~~
8 ~~subject to the fee, the economic activity category, or the credits described in Section 38.6, to the MTA~~
9 ~~Board. If the sponsor notifies the Director of its acceptance of the determination, or does not submit an~~
10 ~~appeal to the MTA Board within 15 days following the date of mailing of notice of the Director's~~
11 ~~determination, the Director's determination shall be final, and a notice of such determination shall be~~
12 ~~provided to DBI and the Treasurer. DBI may not issue a site or building permit for any new~~
13 ~~development until it has received notice from the MTA of the final determination of the amount of the~~
14 ~~Transit Impact Development Fee to be paid. The MTA shall not change the amount of the TIDF based~~
15 ~~on changes to the amount of gross square feet of new development during construction of the new~~
16 ~~development unless the sponsor applies for a new building permit to reflect such changes.~~

17 (b) Notice to Development Fee Collection Unit and MTA of Requirements. After the
18 Department has made its final determination regarding the application of the TIDF to a development
19 project under Section 411.1 et seq., it shall immediately notify the Development Fee Collection Unit at
20 DBI and the Director of MTA of any TIDF owed in addition to the other information required by
21 Section 402(b) of this Article. If the MTA Director disputes the Department's calculation, he or she
22 shall promptly inform the Development Fee Collection Unit and the MTA Director's determination
23 shall prevail.

24 (c) Process for Revisions of Determination of Requirements. In the event that the
25 Department or the Commission takes action affecting any development project subject to Section 411.1

1 et seq. and such action is subsequently modified, superseded, vacated, or reversed by the Board of
2 Appeals, the Board of Supervisors, or by court action, the procedures of Section 402(c) of this Article
3 shall be followed.

4 SEC. ~~411.5.~~ ~~38.7.~~ REVIEW OF TIDF ~~FREE~~ SCHEDULE.

5 (a) ~~A.~~ Five-Year Review.

6 (1) ~~Commencing five years after the effective date of this ordinance, and e~~Every five years
7 ~~thereafter,~~ or more often as the MTA Board may deem necessary, the Director of MTA shall
8 prepare a report for the MTA Board and the Board of Supervisors with recommendations
9 regarding whether the TIDF for each economic activity category should be increased,
10 decreased, or remain the same. The Director of MTA shall coordinate this report with the five-year
11 evaluation by the Director of Planning required by Section 410 of this Article.

12 (2) In making such recommendations, and to the extent that new information is
13 available, the Director of MTA shall update the following information and estimates that were
14 used in the TIDF Study to calculate the base service standard fee rates, and any other
15 information that the Director deems appropriate.

16 (A) ~~(a)~~ The base service standard;

17 (B) ~~(b)~~ Capital and operating costs;

18 (C) ~~(c)~~ Federal and state grant funds received by MUNI;

19 (D) ~~(d)~~ Passenger fare revenue;

20 (E) ~~(e)~~ Daily revenue service hours;

21 (F) ~~(f)~~ Cost per revenue service hour;

22 (G) ~~(g)~~ Trip generation rates by economic activity category;

23 (H) ~~(h)~~ Cost per trip;

24 (I) ~~(i)~~ Cost per gross square foot of development by economic activity category;

25 (J) ~~(j)~~ Net present value factor;

1 ~~(K)~~ Useful life period(s) for new development by economic activity category;

2 ~~(L)~~ Estimated annual rate of return on the proceeds of the fee;

3 ~~(M)~~ The placement of particular land uses in economic activity categories.

4 Where applicable, the Director of MTA shall use the most recent MUNI information as
5 submitted to the National Transit Database. The denominator of the revised base service
6 standard shall be calculated using the most recent estimates of daily automobile and transit
7 trips developed by the ~~City's~~ Planning Department or other City or state agency.

8 ~~(3)~~ In the report, the Director of MTA shall ~~(A)~~ identify the base service standard
9 fee rates per gross square foot in each economic activity category; and ~~(2)~~ propose a fee
10 for each economic activity category.

11 ~~(4)~~ After receiving this report and making it available for public distribution, the
12 Board of Supervisors shall conduct a public hearing in which it shall consider the MTA
13 Director's report, hear testimony from any interested members of the public, and receive such
14 other evidence as it may deem necessary. At the conclusion of that hearing, the Board shall
15 make findings regarding whether the revenues projected to be recovered under the proposed
16 Fee Schedule would be reasonably related to and would not exceed the costs incurred by
17 MUNI to maintain the applicable base service standard, in light of demands caused by new
18 development. The Board ~~of Supervisors~~ shall then make any necessary or appropriate
19 revisions to the TIDF Schedule.

20 ~~(5)~~ The Board shall consider the MTA Director's report in light of the most recent
21 five-year review of development fees under Section 410 of this Article ~~the Housing Fee (Planning~~
22 ~~Code § 313.15), Child Care Fee (Planning Code § 314.7) and Inclusionary Housing Fee (Planning~~
23 ~~Code § 315.8(e))~~. MUNI and the Planning Department shall make every effort to coordinate
24 application of the TIDF with the City's other development ~~developer~~ fees to avoid unnecessarily
25 encumbering sponsors of new development.

1 **(b) B.** Principles in Calculating Fee. The following principles have been and shall in
2 the future be observed in calculating the TIDF:

3 (1) Actual cost information provided to the National Transit Database shall be used in
4 calculating the fee rates. Where estimates must be made, those estimates should be based
5 on such information as the Director *of MTA* or his or her delegate considers reasonable for the
6 purpose.

7 (2) The rates shall be set at an actuarially sound level to ensure that the proceeds,
8 including such earnings as may be derived from investment of the proceeds and amortization
9 thereof, do not exceed the capital and operating costs incurred in order to maintain the
10 applicable base service standard in light of the demands created by new development subject
11 to the fee over the estimated useful life of such new development. For purposes of this *Section*
12 *411.1 et seq. Ordinance*, the estimated useful life of a new development is 45 years.

13 **SEC. 411.6. TIDF FUND. ~~38.8. USE OF PROCEEDS FROM TRANSIT IMPACT~~**
14 **~~DEVELOPMENT FEE.~~** Money received from collection of the TIDF, including earnings from
15 investments of the TIDF, shall be held in trust by the Treasurer of the City and County of San
16 Francisco under Section 66006 of the Mitigation Fee Act (Cal. Gov. Code § 60000 et seq.)
17 and shall be distributed according to the fiscal and budgetary provisions of the San Francisco
18 Charter and the Mitigation Fee Act, subject to the following conditions and limitations. TIDF
19 funds may be used to increase revenue service hours reasonably necessary to mitigate the
20 impacts of new non-residential development on public transit and maintain the applicable
21 base service standard, including, but not limited to: capital costs associated with establishing
22 new transit routes, expanding transit routes, and increasing service on existing transit routes,
23 including, but not limited to, procurement of related items such as rolling stock, and design
24 and construction of bus shelters, stations, tracks, and overhead wires; operation and
25 maintenance of rolling stock associated with new or expanded transit routes or increases in

1 service on existing routes; capital or operating costs required to add revenue service hours to
2 existing routes; and related overhead costs. Proceeds from the TIDF may also be used for all
3 costs required to administer, enforce, or defend Section 411.1 et seq. ~~this ordinance.~~

4 SEC. 411.7. ~~38.9.~~ RULES AND REGULATIONS. The MTA is empowered to adopt
5 such rules, regulations, and administrative procedures as it deems necessary to implement
6 this Section 411.1 et seq. ~~Chapter.~~ In the event of a conflict between any MTA rule, regulation or
7 procedure and this Section 411.1 et seq. ~~ordinance~~, this Section ~~ordinance~~ shall prevail.

8 SEC. 411.8. ~~38.10.~~ ~~NONPAYMENT, RECORDATION OF NOTICE OF FEE; AND NOTICE~~
9 ~~OF DELINQUENCY; ADDITIONAL REQUEST; NOTICE OF ASSESSMENT OF INTEREST, AND~~
10 ~~INSTITUTION OF LIEN PROCEEDINGS.~~ (2) If, for any reason, the fee imposed by ~~this~~
11 ~~s~~Section 412.1 et seq. remains unpaid following issuance of the certificate of occupancy, ~~the~~
12 ~~Development Fee Collection Unit at DBI shall institute lien proceedings to make the entire unpaid~~
13 ~~balance of the fee, plus interest and any deferral surcharge, a lien against all parcels used for the~~
14 ~~development project in accordance with Section 408 of this Article and Section 107A.13.15 of the San~~
15 ~~Francisco Building Code A.—Upon the Director's determination that a development is subject to this~~
16 ~~Chapter ordinance, he or she may cause the County Recorder to record a notice that such development~~
17 ~~is subject to the TIDF. The County Recorder shall serve or mail a copy of such notice to the persons~~
18 ~~liable for payment of the fee and the owners of the real property described in the notice. The notice~~
19 ~~shall include (1) a description of the real property subject to the fee; (2) a statement that the~~
20 ~~development is subject to the imposition of the fee; and (3) a statement that the amount of the fee to~~
21 ~~which the building is subject is determined under Sections 38.4, 38.5 and related provisions of this~~
22 ~~ordinance.~~

23 ~~B.—When the Director determines that the fee is due, the Director shall notify the Treasurer,~~
24 ~~who shall send a request for payment to the sponsor.~~

1 C. ~~Payment of the TIDF imposed by this ordinance is delinquent if (1) in the case of a fee not~~
2 ~~payable in installments, the fee is not paid within 30 days of request for payment; (2) in the case of a~~
3 ~~fee payable in installments (for a fee determined prior to the effective date of this ordinance or for a fee~~
4 ~~for Integrated PDR subject to Sec. 328 of the Planning Code if the fee installment is not paid within 30~~
5 ~~days of the date fixed for payment.~~

6 D. ~~Where the TIDF is not paid within 30 days of request for payment, and where the TIDF is~~
7 ~~payable in installments (for a fee determined prior to the effective date of this ordinance or for a fee for~~
8 ~~Integrated PDR subject to Sec. 328 of the Planning Code) and any installment is not paid within 30~~
9 ~~days of the date fixed for payment:~~

10 ~~(1) The Treasurer or his or her designee may cause the County Recorder to record a notice of~~
11 ~~delinquent TIDF which shall include: (a) the amount of the delinquent fee; (b) the amount of the entire~~
12 ~~fee as reflected on the final determination and a statement of whether the fee is payable in installments;~~
13 ~~(c) the fee interest and penalty then due; (d) the interest and penalties that shall accrue on the~~
14 ~~delinquent fee if not promptly paid; (e) a description of the real property subject to the fee; (f)~~
15 ~~notification that if the fee is not promptly paid proceedings will be instituted before the Board of~~
16 ~~Supervisors to impose a lien for the unpaid fee together with any penalties and interest against the real~~
17 ~~property described in the delinquency notice;~~

18 ~~(2) Where the Treasurer determines to record a notice of delinquency, he or she shall also~~
19 ~~serve or mail the notice of delinquent TIDF to the persons liable for the fee and to the owners of the~~
20 ~~real property described on the notice.~~

21 ~~(3) Where a notice of TIDF delinquency has been recorded and the delinquent fee is paid or~~
22 ~~the Treasurer's determination of delinquency is reversed by appeal to the MTA Board or the~~
23 ~~delinquency is otherwise cured, the Treasurer shall promptly cause the County Recorder to record a~~
24 ~~notice that the TIDF delinquency has been cured. Said notice shall include: (a) description of the real~~
25 ~~property affected; (b) the book and page number of the county record wherein the notice of delinquency~~

1 was recorded; (c) the date the notice of delinquency was recorded; (d) notification that the delinquency
2 reflected on the notice of delinquency was cured and the date of cure; (e) the amount of the entire fee
3 as reflected on the final determination; (f) if applicable, the amount of the fee paid to effect the cure;
4 and (g) if applicable, a statement that the fee was payable in installments and specification of the
5 delinquency installments cured; (h) if applicable, the amount of the fee paid to effect the cure.

6 (4) ~~The Treasurer shall serve or mail the notice that the TIDF delinquency has been cured,~~
7 ~~referred to in Section 38.10.D(3) of this ordinance, to the persons liable for the fee and to the owners of~~
8 ~~the real property described in such notice.~~

9 ~~E. Where the TIDF, not payable in installments, is not paid within 30 days of request for~~
10 ~~payment, and where the TIDF is payable in installments (for a fee determined prior to the effective date~~
11 ~~of this ordinance) and the installment is not paid within 30 days of the date fixed for payment, the~~
12 ~~Treasurer or his or her designee shall mail an additional request for payment and notice to the owner~~
13 ~~stating the following:~~

14 (1) ~~If the amount due is not paid within 30 days of the date of mailing the additional request~~
15 ~~and notice, interest at the rate of one and one-half percent per month or portion thereof shall be~~
16 ~~assessed upon the fee or installment due.~~

17 (2) ~~With respect to both non-installment and installment fees, if the account is not current~~
18 ~~within 60 days of the date of mailing the additional request and notice, the Treasurer shall institute~~
19 ~~proceedings to record a lien in accordance with Section 38.11 for the entire balance and any accrued~~
20 ~~interest against the property upon which the fee is owed.~~

21 ~~F. Thirty days after mailing the additional request for payment, the Treasurer may assess~~
22 ~~interest as specified in Paragraph 38.10.E(1) above. Sixty days after mailing the additional request for~~
23 ~~payment and notice, the Treasurer may institute lien proceedings as specified in Section 38.11.~~

1 ~~G. The Treasurer shall submit a report to the Director on a quarterly basis of all fees collected~~
2 ~~for the previous quarter, which report shall include the property address, name of sponsor or owner of~~
3 ~~the property, and the amount of the fee, including interest, if any, collected.~~

4 ~~SEC. 38.11. LIEN PROCEEDINGS; NOTICE.~~

5 ~~If payment of the fee not payable in installments is not received within 30 days following~~
6 ~~mailing of the additional request and notice, or if with respect to installment payments, the account is~~
7 ~~not brought current within 60 days of the mailing of the additional request and notice, the Treasurer~~
8 ~~shall initiate proceedings in accordance with Article XX of Chapter 10 of the San Francisco~~
9 ~~Administrative Code to make the entire unpaid balance of the TIDF, including interest on the unpaid~~
10 ~~fee or installments, a lien against all parcels used for the development project. The Treasurer shall~~
11 ~~send all notices required by that Article to the owner of the property as well as the sponsor. The~~
12 ~~Treasurer shall also prepare a preliminary report notifying the sponsor of a hearing to confirm such~~
13 ~~report by the Board of Supervisors at least 10 days before the date of the hearing. The report to the~~
14 ~~sponsor shall contain the sponsor's name, a description of the sponsor's development project, a~~
15 ~~description of the parcels of real property to be encumbered as set forth in the Assessor's Map Books~~
16 ~~for the current year, a description of the alleged violation of this ordinance, and shall fix a time, date,~~
17 ~~and place for hearing. The Treasurer shall cause this report to be mailed to the sponsor and each~~
18 ~~owner of record of the parcels of real property subject to lien. Except for the release of the lien~~
19 ~~recording fee authorized by Administrative Code Section 10.237, all sums collected by the Tax~~
20 ~~Collector under this ordinance shall be held in trust by the Treasurer and distributed as provided in~~
21 ~~Section 38.6 of this Chapter.~~

22 ~~SEC. 38.12. MANNER OF GIVING NOTICES.~~

23 ~~Any notice required to be given under this Chapter ordinance to a sponsor or owner shall be~~
24 ~~sufficiently given or served upon the sponsor or owner for all purposes under this ordinance if~~
25 ~~personally served upon the sponsor or owner, or if deposited, postage prepaid, in a post office letter~~

1 *box addressed in the name of the sponsor or owner at the official address of the sponsor or owner*
2 *maintained by the Tax Collector of the City and County for the mailing of tax bills; or, if no such*
3 *address is available, to the sponsor at the address of the development project, and to the applicant for*
4 *the site or building permit at the address on the permit application.*

5 SEC. 411.9. ~~38.13.~~ CHARITABLE EXEMPTIONS.

6 (a) A. When the property or a portion thereof will be exempt from real property
7 taxation or possessory interest taxation under California Constitution, Article XIII, Section 4,
8 as implemented by California Revenue and Taxation Code Section 214, then the sponsor
9 shall not be required to pay the TIDF attributed to the new development in the exempt
10 property or portion thereof, so long as the property or portion thereof continues to enjoy the
11 aforementioned exemption from real property taxation. This exemption from the TIDF shall not
12 apply to the extent that the non-profit organization is engaging in activities falling under the
13 Retail/Entertainment or Visitor Services economic activity categories in the new development that
14 would otherwise be subject to the TIDF.

15 (b) B. The TIDF shall be calculated for exempt structures in the same manner and at
16 the same time as for all other structures. Prior to issuance of a building or site permit for the
17 development project, ~~The~~ sponsor may apply to the MTA for an exemption under the standards
18 set forth in subsection (a) A above. In the event the Agency determines that the sponsor is
19 entitled to an exemption under this Section, it shall cause to be recorded a notice advising that
20 the TIDF has been calculated and imposed upon the structure and that the structure or a
21 portion thereof has been exempted from payment of the fee but that if the property or portion
22 thereof loses its exempt status during the 10-year period commencing with the date of the
23 imposition of the TIDF, then the building owner shall be subject to the requirement to pay the
24 fee.

1 (c) ~~€~~. If within 10 years from the date of the issuance of the Certificate of Final
2 Completion and Occupancy, the exempt property or portion thereof loses its exempt status,
3 then the sponsor shall, within 90 days thereafter, be obligated to pay the TIDF, reduced by an
4 amount reflecting the duration of the charitable exempt status in relation to the useful life
5 estimate used in determining the TIDF for that structure. The amount remaining to be paid
6 shall be determined by recalculating the fee using a useful life equal to the useful life used in
7 the initial calculation minus the number of years during which the exempt status has been in
8 effect. After the TIDF has been paid, the Agency shall record a release of the notice recorded
9 under subsection (b) ~~B~~. above.

10 (d) ~~D~~. In the event a property owner fails to pay a fee within the 90-day period, a
11 notice for request of payment shall be served by the Development Fee Collection Unit at DBI
12 Treasurer under Section 107A.13 of the San Francisco Building Code ~~Section 38.10.B of this Chapter~~.
13 Thereafter, upon nonpayment, a lien proceeding shall be instituted under ~~Section 38.10-11 of~~
14 ~~this Chapter~~ Section 408 of this Article and Section 107A.13.15 of the San Francisco Building Code.

15 SEC. 412 (formerly Section 139). DOWNTOWN PARK FEE SPECIAL FUND. Sections
16 412.1 through 412.6, hereafter referred to as Section 412.1 et seq., set forth the requirements and
17 procedures for the Downtown Park Fee.

18 SEC. 412.1. FINDINGS. ~~(a) Findings and Purposes.~~ Existing public park facilities located
19 in the downtown office districts are at or approaching capacity utilization by the daytime
20 population in those districts. The need for additional public park and recreation facilities in the
21 downtown districts will increase as the daytime population increases as a result of continued
22 office development in those areas. While the open space requirements imposed on individual
23 office and retail developments address the need for plazas and other local outdoor sitting
24 areas to serve employees and visitors in the districts, such open space cannot provide the
25 same recreational opportunities as a public park. In order to provide the City and County of

1 San Francisco with the financial resources to acquire and develop public park and recreation
2 facilities which will be necessary to serve the burgeoning daytime population in these districts,
3 a Downtown Park Fund shall be established as set forth herein.

4 SEC. 412.2. DEFINITIONS. ~~(b) Definitions.~~ *(a) In addition to the definitions set forth in*
5 *Section 401 of this Article For purposes of this Section 139, the following definitions shall apply*
6 *govern interpretation of Section 412.1 et seq. 139:*

7 (1) ~~"First certificate of occupancy" shall mean either a temporary certificate of occupancy or~~
8 ~~a Certificate of Final Completion and Occupancy as defined in San Francisco Building Code Section~~
9 ~~307, whichever is issued first.~~

10 (2) ~~"Net addition of gross floor area of office use." shall mean~~ Gross floor area as
11 defined in ~~Planning Code~~ Section 102.9 of this Code, to be occupied by, or primarily serving,
12 office use, less the gross floor area in any structure demolished or rehabilitated as part of the
13 proposed office development project which gross floor area was used primarily and
14 continuously for office use and was not accessory to any use other than office use for at least
15 five years prior to the ~~City Planning~~ Department's approval of the office development project
16 subject to this Section, or for the life of the structure demolished or rehabilitated, whichever is
17 shorter.

18 (2) ~~(3)~~ ~~"Office development project." shall~~ The meaning set forth in Section 401 of this
19 Article; mean any new construction, addition, extension, conversion or enlargement, or combination
20 thereof, of an existing structure which includes any gross floor area of office use; provided, however,
21 that for purposes of this Section this term shall not include an addition to an existing structure
22 which would add gross floor area in an amount less than 20 percent of the gross floor area of
23 the existing structure.

24 (4) ~~"Office use" shall mean any structure or portion thereof intended for occupancy by business~~
25 ~~entities which will primarily provide clerical, professional or business services of the business entity, or~~

1 ~~which will provide clerical, professional, or business services to other business entities or to the public~~
2 ~~at that location including, but not limited to, the following services: banking, law, accounting,~~
3 ~~insurance, management, consulting, technical, and the office functions of manufacturing and~~
4 ~~warehousing businesses, and excluding design showcases. Such definition shall include all uses~~
5 ~~encompassed within the meaning of Planning Code Section 219; provided, however, that the term~~
6 ~~"office use" shall not include any such use which qualifies as an accessory use, as defined and~~
7 ~~regulated in Sections 204 through 204.5 of this Code.~~

8 ~~(5) "Retail use" shall mean space within any structure or portion thereof intended or primarily~~
9 ~~suitable for occupancy by persons or entities which supply commodities to customers on the premises~~
10 ~~including, but not limited to, stores, shops, restaurants, bars, eating and drinking businesses, and the~~
11 ~~uses defined in Planning Code Sections 218 and 220 through 225, and also including all space~~
12 ~~accessory to such retail use.~~

13 ~~(6) "Sponsor" shall mean an applicant seeking approval for construction of an office~~
14 ~~development project subject to this Section, the applicants' successors and assigns, and any entity~~
15 ~~which controls or is under common control with the applicant.~~

16 SEC. 412.3. APPLICATION. (e) Requirements. These requirements are in addition to any
17 applicable requirements set forth in Section 138. Section 412.1 et seq. shall apply to ~~The sponsor of a~~
18 ~~proposed office development project within the C-3-O, C-3-O (SD), C-3-R, C-3-G or C-3-S~~
19 ~~Use Districts that results in a net addition of gross floor area of office use shall, prior to issuance of~~
20 ~~the certificate of occupancy for the project, pay a fee the Treasurer of the City and County of San~~
21 ~~Francisco to be deposited in the Downtown Park Fund the standards set forth in this Section. These~~
22 ~~requirements are in addition to any applicable requirements set forth in Section 138 of this Code. The~~
23 ~~certificate of occupancy for the project shall not be issued without proof of payment of the fee issued by~~
24 ~~the Treasurer.~~

1 SEC. 412.4. IMPOSITION OF DOWNTOWN PARK FEE REQUIREMENT. ~~(d) Imposition of~~
2 ~~the Downtown Park Fee.~~

3 (a) Determination of Requirements. *The Department shall determine the applicability of*
4 *Section 412.1 et seq. to any development project requiring a building or site permit and, if Section*
5 *412.1 et seq. is applicable, the number of gross square feet of office use subject to its requirements, and*
6 *shall impose this requirement as a condition of approval for issuance of the building or site permit for*
7 *the project to address the need for additional public park and recreation facilities in the downtown*
8 *districts. The project sponsor shall supply any information necessary to assist the Department in this*
9 *determination.*

10 (b) Amount of Fee. *The amount of the fee shall be \$2 per square foot of the net*
11 *addition of gross floor area of office use to be constructed as set forth in the final approved*
12 *building or site permit. ~~The amount of the fee shall be reviewed every third year, beginning three~~*
13 *~~years after the effective date of this ordinance, by a joint session of the Recreation and Park~~*
14 *~~Commission and the City Planning Commission. The Commissions shall jointly review the fee to~~*
15 *~~determine whether inflation in land and development costs justifies an increase in the fee, and if they so~~*
16 *~~find, shall recommend an amendment of the fee provisions of this ordinance to the Board of~~*
17 *~~Supervisors.~~*

18 (c) Department Notice to Development Fee Collection Unit at DBI ~~Determination of~~
19 ~~Amount.~~

20 ~~(1) Prior to approval by either the Department or the Planning Commission of a building or~~
21 ~~site permit for a development project subject to this section, the Department shall issue a notice~~
22 ~~complying with Planning Code Section 306.3 setting forth its initial determination of the net addition of~~
23 ~~gross floor area of office use subject to this section.~~

24 ~~(2) Any person may appeal the initial determination by delivering an appeal in writing to the~~
25 ~~Planning Department within 15 days of the notice. If the initial determination is not appealed within the~~

1 ~~time allotted, the initial determination shall become a final determination. If the initial determination is~~
2 ~~appealed, the Planning Commission shall schedule a public hearing prior to the approval of the~~
3 ~~development project by the Department or the Commission to determine the net addition of gross floor~~
4 ~~area of office use subject to this ordinance. The public hearing may be scheduled separately or~~
5 ~~simultaneously with a hearing under Sections 306.2, 309(h), 313.4, 314.5, 315.3 or a Discretionary~~
6 ~~Review hearing under San Francisco Municipal Code Part III, Section 26. The Commission shall make~~
7 ~~a final determination of the net addition of gross floor area of office use subject to this section at the~~
8 ~~hearing.~~

9 ~~(3) The Planning Department or the Planning Commission shall set forth the final~~
10 ~~determination of the net addition of gross floor area of office use subject to this Section in the~~
11 ~~conditions of approval of any building or site permit application. After ~~T~~the Planning Department~~
12 ~~has made its final determination of the net addition of gross floor area of office use subject to Section~~
13 ~~412.1 et seq. and the dollar amount of the Downtown Park Fee required, the Department shall~~
14 ~~immediately notify the Development Fee Collection Unit at DBI Treasurer of the final its~~
15 ~~determination, in addition to the other information required by Section 402(b) of this Article. of the~~
16 ~~net addition of gross floor area of office use subject to this section within 30 days following the date of~~
17 ~~the final determination. The Planning Department shall also notify the Department of Building~~
18 ~~Inspection ("DBI") and the Mayor's Office of Housing that a development project is subject to this~~
19 ~~Section at the time the Planning Department or the Planning Commission approves the building or site~~
20 ~~permit for the development project.~~

21 ~~(d)(4) Process for Revisions of Determination of Requirement. In the event that the *Planning*~~
22 ~~Department or the *Planning* Commission takes action affecting any development project~~
23 ~~subject to Section 412.1 et seq. ~~this section~~ and such action is subsequently thereafter modified,~~
24 ~~superseded, vacated, or reversed by the Board of Appeals, the Board of Supervisors, or by~~
25 ~~court action, the procedures of Section 402(c) of this Article shall be followed. ~~permit application for~~~~

1 ~~such development project shall be remanded to the Department or the Commission to determine~~
2 ~~whether the proposed project has been changed in a manner which affects the calculation of the~~
3 ~~amount of housing required under this ordinance and, if so, the Department or the Commission shall~~
4 ~~revise the requirement imposed on the permit application in compliance with this section within 60~~
5 ~~days following such remand and notify the sponsor in writing of such revision or that a revision is not~~
6 ~~required. If the net addition of gross floor area of office use subject to this section is revised, the~~
7 ~~Commission shall promptly notify the Treasurer of the revision.~~

8 ~~(f) Procedure Regarding Temporary Permit of Occupancy. The Planning Department shall~~
9 ~~impose a condition requiring payment of the Downtown Park fee on approval of any office development~~
10 ~~project subject to this Section, requiring that such fee be paid prior to the issuance of the first~~
11 ~~certificate of occupancy for the office development project certificate of occupancy. Upon the sponsor's~~
12 ~~payment of the fee in full to the Treasurer and upon the sponsor's request, the Treasurer shall issue a~~
13 ~~certification that the fee has been paid. The sponsor shall present such certification to DBI and the~~
14 ~~Planning Department prior to the issuance by DBI of the first certificate of occupancy for the~~
15 ~~development project. At the time the Planning Department or Planning Commission approves an~~
16 ~~application for a site or building permit to construct an office development project subject to this~~
17 ~~Section, the Planning Department shall notify in writing DBI and the Treasurer, identifying the office~~
18 ~~development project. DBI shall not issue the certificate of occupancy without proof of payment of the~~
19 ~~fee from the Treasurer. Any failure of the Treasurer, DBI, or the Planning Department to give any~~
20 ~~notice under this Section shall not relieve a sponsor from compliance with this Section. The procedure~~
21 ~~set forth in this Subsection is not intended to preclude enforcement of the provisions of this section~~
22 ~~pursuant to any other section of this Code, or other authority under the laws of the State of California.~~

23 SEC. 412.5. DOWNTOWN PARK FUND. ~~(g) Downtown Park Fund.~~ There is hereby
24 established a separate fund set aside for a special purpose entitled the Downtown Park Fund
25 ("Fund"). All monies collected by DBI ~~the Treasurer~~ pursuant to this Section 412.1 et seq. shall

1 be deposited in the Fund. All monies deposited in the Fund shall be used solely to acquire
2 and develop public recreation and park facilities for use by the daytime population of the C-3
3 Use Districts, except that ~~monies from the fund shall be used by the Recreation and Park
4 Commission and the Planning Commission to fund in a timely manner a nexus study to demonstrate the
5 relationship between office development projects and open space as set forth in subsection (a) of this
6 Section and except that~~ \$100,000 of the monies from the fund shall be used to fund a nexus
7 study, under the direction of the General Manager of the Recreation and Park Department, to
8 examine whether the Downtown Park Fee should be imposed on uses other than office and
9 on geographic areas of the City other than C-3 use districts. No Downtown Park Fee monies
10 shall be expended on improvements for Ferry Park (generally Assessor's Block 202, Lots 6,
11 14 and 15, and Assessor's Block 203, Lot 14) until such time as this nexus study is completed
12 unless use of such Downtown Park Fee monies is approved by a financial committee of the
13 Board of Supervisors. ~~The Controller's Office shall file an annual report with the Board of
14 Supervisors, beginning one year after the effective date of this ordinance, which report shall set forth
15 the amount of money collected in the Fund.~~

16 The Fund shall be administered jointly by the Recreation and Park Commission and the
17 ~~City~~ Planning Commission. The two Commissions shall conduct business related to their
18 duties under this Section at joint public hearings, which hearings may be initiated by either the
19 Recreation and Park Commission or the ~~City~~ Planning Commission. A joint public hearing
20 shall be held by the Commissions to elicit public comment on proposals for the acquisition of
21 property using monies in the Fund. Notice of any joint public hearings shall be published in an
22 official newspaper at least 20 days prior to the date of the hearing, which notice shall set forth
23 the time, place, and purpose of the hearing. The hearing may be continued to a later date by a
24 majority vote of the members of both Commissions present at the hearing. At a joint public
25 hearing, a quorum of the membership of both Commissions may vote to allocate the monies

1 in the Fund for acquisition of property for park use and/or for development of property for park
2 use. The Recreation and Park Commission shall alone administer the development of the
3 recreational and park facilities on any acquired property designated for park use by the Board
4 of Supervisors, using such monies as have been allocated for that purpose at a joint hearing
5 of both Commissions.

6 SEC. 412.6. COLLECTION OF FEE; LIEN PROCEEDINGS. ~~(h) Collection of Fee; Interest;~~
7 ~~Lien.~~

8 (a) ~~(H)~~ The Downtown Park Fee is due and payable to the Development Fee Collection
9 Unit at DBI ~~the Treasurer~~ prior to issuance of the first construction document, ~~certificate of~~
10 ~~occupancy~~ with an option for the project sponsor to defer payment to prior to issuance of the first
11 certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the
12 Downtown Park Fund, in accordance with Section 107A.13.15 of the San Francisco Building Code
13 paragraph (e) of this Section. ~~If, for any reason, the fee remains unpaid following issuance of the~~
14 ~~certificate, any amount due shall accrue interest at the rate of one and one-half percent per month, or~~
15 ~~fraction thereof, from the date of issuance of the certificate until the date of final payment.~~

16 (b) ~~(2)~~ If, for any reason the fee imposed by ~~this s~~Section 412.1 et seq. remains unpaid
17 following issuance of the certificate of occupancy, DBI shall institute lien proceedings to make the
18 entire unpaid balance of the fee, plus interest and any deferral surcharge, a lien against all parcels
19 used for the development project in accordance with Section 408 of this Article and Section 107A.13 of
20 the San Francisco Building Code ~~the Treasurer shall initiate proceedings in accordance with Article~~
21 ~~XX of Chapter 10 of the San Francisco Administrative Code~~ to make the entire unpaid balance of
22 the Downtown Park Fee, including interest, a lien against all parcels used for the development
23 project. ~~The Treasurer shall send all notices required by that Article to the owner of the property as~~
24 ~~well as the sponsor. The Treasurer shall also prepare a preliminary report notifying the sponsor of a~~
25 ~~hearing to confirm such report by the Board of Supervisors at least 10 days before the date of the~~

1 *hearing. The report to the sponsor shall contain the sponsor's name, a description of the sponsor's*
2 *development project, a description of the parcels of real property to be encumbered as set forth in the*
3 *Assessor's Map Books for the current year, a description of the alleged violation of this Section, and*
4 *shall fix a time, date, and place for hearing. The Treasurer shall cause this report to be mailed to the*
5 *sponsor and each owner of record of the parcels of real property subject to lien. Except for the release*
6 *of the lien recording fee authorized by Administrative Code Section 10.237, all sums collected by the*
7 *Tax Collector under this Section shall be held in trust by the Treasurer and deposited in the Downtown*
8 *Park Fund established under subsection (f).*

9 *(3) Any notice required to be given to a sponsor or owner shall be sufficiently given or served*
10 *upon the sponsor or owner for all purposes in this Section if personally served upon the sponsor or*
11 *owner or if deposited, postage prepaid, in a post office letterbox addressed in the name of the sponsor*
12 *or owner at the official address of the sponsor or owner maintained by the Tax Collector for the*
13 *mailing of tax bills or, if no such address is available, to the sponsor at the address of the development*
14 *project, and to the applicant for the site or building permit at the address on the permit application.*

15 *(i) One-Time Fee Payment. In the event that a development project for which the fee imposed*
16 *by this Section has been fully paid is demolished or converted to a use or uses not subject to this*
17 *Section prior to the expiration of its estimated useful life, the City shall refund to the sponsor a portion*
18 *of the amount of the fee paid. The portion of the fee refunded shall be determined on a pro rata basis*
19 *according to the ratio of the remaining useful life of the project at the time of demolition or conversion*
20 *in relation to its total useful life. For purposes of this ordinance, the useful life of a development project*
21 *shall be 50 years.*

22 **SEC. 413 (formerly Section 313). JOBS-HOUSING LINKAGE PROGRAM; HOUSING**
23 **REQUIREMENTS FOR LARGE-SCALE DEVELOPMENT PROJECTS.**

24 Sections 413.1 through 413.11 ~~313.1 through 313.15~~, hereafter referred to as Section 413.1 et
25 seq., set forth the requirements and procedures for the Jobs-Housing Linkage Program.

1 SEC. ~~413.1.~~ 413.2. FINDINGS. The Board hereby finds and declares as follows:

2 A. Large-scale entertainment, hotel, office, research and development, and retail
3 developments in the City and County of San Francisco (~~hereinafter~~ "City") have attracted and
4 continue to attract additional employees to the City, and there is a causal connection between
5 such developments and the need for additional housing in the City, particularly housing
6 affordable to households of lower and moderate income. Such commercial uses in the City
7 benefit from the availability of housing close by for their employees. However, the supply of
8 housing units in the City has not kept pace with the demand for housing created by these new
9 employees. Due to this shortage of housing, employers will have difficulty in securing a labor
10 force, and employees, unable to find decent and affordable housing, will be forced to
11 commute long distances, having a negative impact on quality of life, limited energy resources,
12 air quality, social equity, and already overcrowded highways and public transport.

13 B. There is a low vacancy rate for housing affordable to persons of lower and moderate
14 income. In part, this low vacancy rate is due to factors unrelated to large-scale commercial
15 development, such as high interest rates, high land costs in the City, immigration from abroad,
16 demographic changes such as the reduction in the number of persons per household, and
17 personal, subjective choices by households that San Francisco is a desirable place to live.
18 This low vacancy rate is also due in part to large-scale commercial developments which have
19 attracted and will continue to attract additional employees and residents to the City.
20 Consequently, some of the employees attracted to these developments are competing with
21 present residents for scarce, vacant affordable housing units in the City. Competition for
22 housing generates the greatest pressure on the supply of housing affordable to households of
23 lower and moderate income. In San Francisco, office or retail uses of land generally yield
24 higher income to the owner than housing. Because of these market forces, the supply of these
25 affordable housing units will not be expanded. Furthermore, Federal and State housing

1 finance and subsidy programs are not sufficient by themselves to satisfy the lower and
2 moderate income housing requirements of the City.

3 C. As demonstrated in the "Jobs Housing Nexus Analysis" prepared by Keyser
4 Marston Associates, Inc. in June 1997, construction of new housing units in the City
5 decreased to a low of 288 units in 1993 compared to an average annual production of 1,330
6 units during the years 1980 through 1995. Overall housing production in the City should
7 average approximately 2,200 units a year to keep up with the City's share of regional housing
8 demand.

9 D. There is a continuing shortage of low- and moderate-income housing in San
10 Francisco. Affordable housing production in the City averaged approximately 340 units per
11 year during the years 1980 through 1995. However, the demand for new affordable housing
12 will be approximately 1,300 units per year for the years 2000 through 2015.

13 E. Objective 1, Policy 7 of the Residence Element of the San Francisco ~~Master~~ General
14 Plan calls for the provision of additional housing to accommodate the demands of new
15 residents attracted to the City by expanding employment opportunities caused by the growth
16 of large-scale commercial activities in the City. Such development projects should assist in
17 meeting the City's housing needs by contributing to the provision of housing.

18 F. It is desirable to impose the cost of the increased burden of providing housing
19 necessitated by large-scale commercial development projects directly upon the sponsors of
20 the development projects by requiring that the project sponsors contribute land or money to a
21 housing developer or pay a fee to the City to subsidize housing development as a condition of
22 the privilege of development and to assist the community in solving those of its housing
23 problems generated by the development.

24 G. The required housing exaction shall be based upon formulas derived in the report
25 entitled "Jobs Housing Nexus Analysis" prepared by Keyser Marston Associates, Inc. in June

1 1997. The "Jobs Housing Nexus Analysis" demonstrates the validity of the nexus between
2 new, large-scale entertainment, hotel, office, research and development, and retail
3 development and the increased demand for housing in the City, and the numerical
4 relationship between such development projects and the formulas for provision of housing set
5 forth in Section 413.1 et seq. ~~this ordinance.~~

6 H. In-lieu fees for new office construction to the City's Office Affordable Housing
7 Production Program were last increased in 1994 to \$7.05 per square foot, based on the
8 "Analysis of the OAHPP Formula prepared by the Department of City Planning in November
9 1994." Existing law provides for potential increases to such fees up to 20% annually based on
10 increases to the Average Area Purchase Price Safe Harbor Limitations for New Single-Family
11 Residences for the San Francisco Primary Metropolitan Statistical Area ("PMSA") published
12 by the Internal Revenue Service.

13 I. The Internal Revenue Service last published its Average Area Purchase Price Safe
14 Harbor Limitations for New Single-Family Residences for the San Francisco PMSA in 1994. In
15 1998 and again in 2000, the City contracted for an analysis of average area purchase price for
16 the San Francisco PMSA, in lieu of IRS publication of the index. The 2000 report prepared by
17 Vernazza Wolfe Associates for mortgage purposes, which was certified by Orrick, Herrington
18 & Sutcliffe, indicates that the 1999 updated purchase price figures for new construction are
19 \$431,568, a 73.3% increase over the 1994 purchase price of \$248,969.

20 J. If OAHPP fees had been increased consistent with these increases in the Average
21 Area Purchase Price Safe Harbor Limitations for New Single-Family Residences for the San
22 Francisco PMSA, the OAHPP in-lieu fee for net new office construction would be \$12.22 per
23 square foot, or approximately 54% of the maximum derived by the "Jobs Housing Nexus
24 Analysis" prepared by Keyser Marston Associates, Inc. in June 1997.

1 K. Since preparation of the Keyser Marston "Jobs Housing Nexus Analysis," the Bay
2 Area has seen dramatic increases in land acquisition costs for housing, the cost of new
3 housing development and the affordability gap for low to moderate income workers seeking
4 housing. Commute patterns for the region have also changed, with more workers who work
5 outside of San Francisco seeking to live in the City, thus increasing demand for housing and
6 decreasing housing availability.

7 L. Because the shortage of affordable housing created by large-scale commercial
8 development in the City can be expected to continue for many years, it is necessary to
9 maintain the affordability of the housing units constructed by developers of such projects
10 under this program. In order to maintain the long-term affordability of such housing, the City is
11 authorized to enforce affordability requirements through mechanisms such as shared
12 appreciation mortgages, deed restrictions, enforcement instruments, and rights of first refusal
13 exercisable by the City at the time of resale of housing units built under the program.

14 M. Objective 8, Policy 2 of the Residence Element of the San Francisco *Master General*
15 Plan encourages the *Planning* Commission to periodically reassess requirements placed on
16 large-scale commercial development under the Office Affordable Housing Production Program
17 ("OAHPP"), predecessor to the Jobs-Housing Linkage Program. *To that end, within 18 months*
18 *following the effective date of this ordinance, the Director of Planning shall report to the Commission,*
19 *the Board of Supervisors, and the Mayor on the current supply and demand of affordable housing in*
20 *the City, the status of compliance with this ordinance and the efficacy of this ordinance in mitigating*
21 *the City's shortage of affordable housing available to employees working in development projects*
22 *subject to this ordinance. Thereafter, if in the discretion of the Director of Planning there has been a*
23 *substantial change in the San Francisco and/or regional economies since the effective date of this*
24 *ordinance, the Director of Planning may recommend to the Commission, the Board of Supervisors, and*
25

1 ~~the Mayor that this ordinance be amended or rescinded to alleviate any undue burden on commercial~~
2 ~~development in the City that the ordinance may impose.~~

3 SEC. 413.2. DEFINITIONS. (a) In addition to the definitions set forth in Section 401 of this
4 Article, the following definitions shall govern interpretation of ~~this ordinance~~ Section 413.1 et
5 seq.:

6 (1) "Affordable housing project." ~~shall mean a~~ A housing project containing units
7 constructed to satisfy the requirements of Sections ~~413.5 313.5~~ or ~~413.8 313.7~~ ~~of this ordinance~~
8 or receiving funds from the Citywide Affordable Housing Fund under Section ~~413.10 313.12~~.

9 (2) "Affordable to a household." ~~shall mean a~~ A purchase price that a household can
10 afford to pay based on an annual payment for all housing costs of 33 percent of the combined
11 household annual net income, a 10 percent down payment, and available financing, or a rent
12 that a household can afford to pay based on an annual payment for all housing costs of 30
13 percent of the combined annual net income.

14 (3) "Affordable to qualifying households" ~~shall mean:~~

15 (A) With respect to owned units, the average purchase price on the initial sale of all
16 affordable owned units in an affordable housing project shall not exceed the allowable
17 average purchase price. Each unit shall be sold:

18 (i) Only to households with an annual net income equal to or less than that of a
19 household of moderate income; and

20 (ii) At or below the maximum purchase price.

21 (B) With respect to rental units in an affordable housing project, the average annual
22 rent shall not exceed the allowable average annual rent. Each unit shall be rented:

23 (i) Only to households with an annual net income equal to or less than that of a
24 household of lower income;

25 (ii) At or less than the maximum annual rent.

- 1 (4) "Allowable average purchase price." *shall mean:*
- 2 (A) For all affordable one-bedroom units in a housing project, a price affordable to a
3 two-person household of median income as set forth in Title 25 of the California Code of
4 Regulations Section 6932 ("Section 6932") on January 1st of that year;
- 5 (B) For all affordable two-bedroom units in a housing project, a price affordable to a
6 three-person household of median income as set forth in Section 6932 on January 1st of that
7 year;
- 8 (C) For all affordable three-bedroom units in a housing project, a price affordable to
9 a four-person household of median income as set forth in Section 6932 on January 1st of that
10 year;
- 11 (D) For all affordable four-bedroom units in a housing project, a price affordable to a
12 five-person household of median income as set forth in Section 6932 on January 1st of that
13 year.
- 14 (5) "Allowable average annual rent" *shall mean:*
- 15 (A) For all affordable one-bedroom units in a housing project, 18 percent of the
16 median income for a household of two persons as set forth in Section 6932 on January 1st of
17 that year;
- 18 (B) For all affordable two-bedroom units in a housing project, 18 percent of the
19 median income for a household of three persons as set forth in Section 6932 on January 1st
20 of that year;
- 21 (C) For all affordable three-bedroom units in a housing project, 18 percent of the
22 median income for a household of four persons as set forth in Section 6932 on January 1st of
23 that year;
- 24
- 25

1 (D) For all affordable four-bedroom units in a housing project, 18 percent of the
2 median income for a household of five persons as set forth in Section 6932 on January 1st of
3 that year.

4 (6) "Annual net income." ~~shall mean n~~Net income as defined in Title 25 of the
5 California Code of Regulations Section 6916.

6 (7) "Average annual rent." ~~shall mean t~~The total annual rent for the calendar year
7 charged by a housing project for all affordable rental units in the project of an equal number of
8 bedrooms divided by the total number of affordable units in the project with that number of
9 bedrooms.

10 (8) "Average purchase price." ~~shall mean t~~The purchase price for all affordable
11 owned units in an affordable housing project of an equal number of bedrooms divided by the
12 total number of affordable units in the project with that number of bedrooms.

13 ~~(9) — "City" shall mean the City and County of San Francisco.~~

14 ~~(10)-(9)~~ "Community apartment." shall be As defined in San Francisco Subdivision Code
15 Section 1308(b).

16 ~~(11)-(10)~~ "Condominium." shall be As defined in California Civil Code Section 783.

17 ~~(12) — "DBI" shall mean the Department of Building Inspection~~

18 ~~(13) — "Department" shall mean the Planning Department or the Planning Department's~~
19 ~~designee, including the Mayor's Office of Housing and other City agencies or departments.~~

20 ~~(14) — "Entertainment development project" shall mean any new construction, addition,~~
21 ~~extension, conversion, or enlargement, or combination thereof, of an existing structure which includes~~
22 ~~any gross square feet of entertainment use.~~

23 ~~(15) — "Entertainment use" shall mean space within a structure or portion thereof intended or~~
24 ~~primarily suitable for the operation of a nighttime entertainment use as defined in San Francisco~~
25 ~~Planning Code Section 102.17, a movie theater use as defined in San Francisco Planning Code~~

1 ~~Sections 790.64 and 890.64, an adult theater use as defined in San Francisco Planning Code Section~~
2 ~~191, any other entertainment use as defined in San Francisco Planning Code Sections 790.38 and~~
3 ~~890.37, and, notwithstanding San Francisco Planning Code Section 790.38, an amusement game~~
4 ~~arcade (mechanical amusement devices) use as defined in San Francisco Planning Code Sections 790.4~~
5 ~~and 890.4. Under this ordinance, "entertainment use" shall include all office and other uses accessory~~
6 ~~to the entertainment use, but excluding retail uses and office uses not accessory to the entertainment~~
7 ~~use.~~

8 (16) ~~"First certificate of occupancy" shall mean either a temporary certificate of occupancy~~
9 ~~or a Certificate of Final Completion and Occupancy as defined in San Francisco Building Code~~
10 ~~Section 109, whichever is issued first.~~

11 (17) ~~"Hotel development project" shall mean any new construction, addition, extension,~~
12 ~~conversion, or enlargement, or combination thereof, of an existing structure which includes any gross~~
13 ~~square feet of hotel use.~~

14 (18) ~~"Hotel use" shall mean space within a structure or portion thereof intended or~~
15 ~~primarily suitable for rooms, or suites of two or more rooms, each of which may or may not feature a~~
16 ~~bathroom and cooking facility or kitchenette and is designed to be occupied by a visitor or visitors to~~
17 ~~the City who pays for accommodations on a daily or weekly basis but who do not remain for more than~~
18 ~~31 consecutive days. Under this ordinance, "hotel use" shall include all office and other uses accessory~~
19 ~~to the renting of guest rooms, but excluding retail uses and office uses not accessory to the hotel use.~~

20 (19) ~~(11)~~ "Household." shall mean ~~a~~A any person or persons who reside or intend to reside
21 in the same housing unit.

22 ~~(20)~~ ~~(12)~~ "Household of lower income." shall mean ~~a~~ A household composed of one or
23 more persons with a combined annual net income for all adult members which does not
24 exceed the qualifying limit for a lower-income family of a size equivalent to the number of
25

1 persons residing in such household, as set forth for the County of San Francisco in Title 25 of
2 the California Code of Regulations Section 6932.

3 ~~(21)~~ (13) "Household of median income." ~~shall mean a~~ A household composed of one or
4 more persons with a combined annual net income for all adult members which does not
5 exceed the qualifying limit for a median-income family of a size equivalent to the number of
6 persons residing in such household, as set forth for the County of San Francisco in Title 25 of
7 the California Code of Regulations Section 6932.

8 ~~(22)~~ (14) "Household of moderate income." ~~shall mean a~~ A household composed of one
9 or more persons with a combined annual net income for all adult members which does not
10 exceed the qualifying limit for a moderate-income family of a size equivalent to the number of
11 persons residing in such household, as set forth for the County of San Francisco in Title 25 of
12 the California Code of Regulations Section 6932.

13 ~~(23)~~ (15) "Housing developer." ~~shall mean a~~ Any business entity building housing units
14 which receives a payment from a sponsor for use in the construction of the housing units. A
15 housing developer may be (a) the same business entity as the sponsor, (b) an entity in which
16 the sponsor is a partner, joint venturor, or stockholder, or (c) an entity in which the sponsor
17 has no control or ownership.

18 ~~(24)~~ (16) "Housing unit" or "unit." ~~shall mean a~~ A dwelling unit as defined in San
19 Francisco Housing Code Section 401.

20 ~~(25)~~ (17) "Interim Guidelines" shall mean the Office Housing Production Program
21 Interim Guidelines adopted by the City Planning Commission on January 26, 1982, as
22 amended.

23 ~~(26)~~ (18) "Maximum annual rent." ~~shall mean~~ The maximum rent that a housing
24 developer may charge any tenant occupying an affordable unit for the calendar year. The
25

1 maximum annual rent shall be 30 percent of the annual income for a lower-income household
2 as set forth in Section 6932 on January 1st of each year for the following household sizes:

- 3 (A) For all one-bedroom units, for a household of two persons;
- 4 (B) For all two-bedroom units, for a household of three persons;
- 5 (C) For all three-bedroom units, for a household of four persons;
- 6 (D) For all four-bedroom units, for a household of five persons.

7 ~~(27)~~ (19) "Maximum purchase price." ~~shall mean~~ The maximum purchase price that a
8 household of moderate income can afford to pay for an owned unit based on an annual
9 payment for all housing costs of 33 percent of the combined household annual net income, a
10 10 percent down payment, and available financing, for the following household sizes:

- 11 (A) For all one-bedroom units, for a household of two persons;
- 12 (B) For all two-bedroom units, for a household of three persons;
- 13 (C) For all three-bedroom units, for a household of four persons;
- 14 (D) For all four-bedroom units, for a household of five persons.

15 ~~(28)~~ "MOH" shall mean the Mayor's Office of Housing.

16 ~~(29)~~ (20) "Net addition of gross square feet of entertainment space." ~~shall mean~~ Gross
17 floor area as defined in ~~San Francisco Planning Code~~ Section 102.9 of this Code to be occupied
18 by, or primarily serving, entertainment use, less the gross floor area in any structure
19 demolished or rehabilitated as part of the proposed entertainment development project that
20 was used primarily and continuously for entertainment, hotel, office, research and
21 development, or retail use and was not accessory to any use other than entertainment, hotel,
22 office, research and development, or retail use, for five years prior to ~~Planning~~ Commission
23 approval of an entertainment development project subject to ~~this~~ Section 413.1 et seq., or for
24 the life of the structure demolished or rehabilitated, whichever is shorter, so long as such
25 space was subject to ~~this ordinance~~ Section 413.1 et seq. or the Interim Guidelines.

1 ~~(30)~~ (21) "Net addition of gross square feet of hotel space." ~~shall mean~~ Gross floor area
2 as defined in ~~San Francisco Planning Code~~ Section 102.9 of this Code to be occupied by, or
3 primarily serving, hotel use, less the gross floor area in any structure demolished or
4 rehabilitated as part of the proposed hotel development project that was used primarily and
5 continuously for entertainment, hotel, office, research and development, or retail use and was
6 not accessory to any use other than entertainment, hotel, office, research and development,
7 or retail use, for five years prior to ~~Planning~~ Commission approval of a hotel development
8 project subject to ~~this~~ Section 413.1 et seq., or for the life of the structure demolished or
9 rehabilitated, whichever is shorter, so long as such space was subject to ~~this ordinance~~ Section
10 413.1 et seq. or the Interim Guidelines.

11 ~~(31)~~ (22) "Net addition of gross square feet of office space." ~~shall mean~~ Gross floor area
12 as defined in ~~San Francisco Planning Code~~ Section 102.9 of this Code to be occupied by, or
13 primarily serving, office use, less the gross floor area in any structure demolished or
14 rehabilitated as part of the proposed office development project that was used primarily and
15 continuously for entertainment, hotel, office, research and development, or retail use and was
16 not accessory to any use other than entertainment, hotel, office, research and development,
17 or retail use for five years prior to ~~Planning~~ Commission approval of an office development
18 project subject to ~~this~~ Section 413.1 et seq., or for the life of the structure demolished or
19 rehabilitated, whichever is shorter.

20 ~~(32)~~ (23) "Net addition of gross square feet of research and development space." ~~shall~~
21 ~~mean~~ Gross floor area as defined in ~~San Francisco Planning Code~~ Section 102.9 of this Code to
22 be occupied by, or primarily serving, research and development use, less the gross floor area
23 in any structure demolished or rehabilitated as part of the proposed research and
24 development project that was used primarily and continuously for entertainment, hotel, office,
25 research and development, or retail use and was not accessory to any use other than

1 entertainment, hotel, office, research and development, or retail use, for five years prior to
2 *Planning* Commission approval of a research and development project subject to *this* Section
3 413.1 et seq., or for the life of the structure demolished or rehabilitated, whichever is shorter.

4 ~~(33)~~ (24) "Net addition of gross square feet of retail space." ~~shall mean~~ Gross floor area
5 as defined in ~~San Francisco Planning Code~~ Section 102.9 of this Code to be occupied by, or
6 primarily serving, retail use, less the gross floor area in any structure demolished or
7 rehabilitated as part of the proposed retail development project that was used primarily and
8 continuously for entertainment, hotel, office, research and development, or retail use and was
9 not accessory to any use other than entertainment, hotel, office, research and development,
10 or retail use, for five years prior to *Planning* Commission approval of a retail development
11 project subject to *this* Section 413.1 et seq., or for the life of the structure demolished or
12 rehabilitated, whichever is shorter.

13 ~~(34) "Office development project" shall mean any new construction, addition, extension,~~
14 ~~conversion, or enlargement, or combination thereof, of an existing structure which includes any gross~~
15 ~~square feet of office use.~~

16 ~~(35)(A)~~ (25) "Office use." ~~The meaning set forth in Section 401((25) of this Article, but shall~~
17 ~~mean space within a structure or portion thereof intended or primarily suitable for occupancy by~~
18 ~~persons or entities which perform, provide for their own benefit, or provide to others at that location~~
19 ~~services including, but not limited to, the following: Professional, banking; insurance; management;~~
20 ~~consulting; technical; sales; and design; and the non-accessory office functions of manufacturing and~~
21 ~~warehousing businesses; all uses encompassed within the definition of "office" at Section 219 of this~~
22 ~~Code; multimedia, software development, web design, electronic commerce, information technology~~
23 ~~and other computer based technology; provided, however, that for purposes of this Section it shall~~
24 ~~include all uses encompassed within the definition of "administrative services" at Section 790.106 or~~
25 ~~Section 890.106 of this Code; all "business or professional services" as proscribed at Section 890.108~~

1 ~~of this Code excepting only those uses which are limited to the Chinatown Mixed Use District; all~~
2 ~~"business services," as described at Section 890.11 of this Code which are conducted in space~~
3 ~~designated for office use under the San Francisco Building Code and which are not excluded pursuant~~
4 ~~to Subsection B below.~~

5 (B) ~~Under this ordinance, "office use" shall~~ exclude: retail uses; repair; any business
6 characterized by the physical transfer of tangible goods to customers on the premises;
7 wholesale shipping, receiving and storage; research and development; and design showcases
8 or any other space intended and primarily suitable for display of goods.

9 ~~(36) "Ordinance" shall mean San Francisco Planning Code Sections 313.1 through 313.14.~~

10 ~~(37) (26) "Owned unit." shall mean a~~ A unit affordable to qualifying households which is a
11 condominium, stock cooperative, community apartment, or detached single-family home. The
12 owner or owners of an owned unit must occupy the unit as their primary residence.

13 ~~(38) (27) "Owner." shall mean~~ the record owner of the fee or a vendee in possession.

14 ~~(39) (28) "Rent" or "rental." shall mean~~ the total charges for rent, utilities, and related
15 housing services to each household occupying an affordable unit.

16 ~~(40) (29) "Rental unit." shall mean a~~ A unit affordable to qualifying households which is
17 not a condominium, stock cooperative, or community apartment.

18 ~~(41) "Research and Development ("R&D") project" shall mean any new construction, addition,~~
19 ~~extension, conversion, or enlargement, or combination thereof, of an existing structure which includes~~
20 ~~any gross square feet of R&D use.~~

21 ~~(42) "Research and development use" shall mean space within any structure or portion thereof~~
22 ~~intended or primarily suitable for basic and applied research or systematic use of research knowledge~~
23 ~~for the production of materials, devices, systems, information or methods, including design,~~
24 ~~development and improvement of products and processing, including biotechnology, which involves the~~
25 ~~integration of natural and engineering sciences and advanced biological techniques using organisms,~~

1 ~~cells, and parts thereof for products and services, excluding laboratories which are defined as light~~
2 ~~manufacturing uses consistent with Section 226 of the Planning Code.~~

3 ~~(43) "Retail development project" shall mean any new construction, addition, extension,~~
4 ~~conversion, or enlargement, or combination thereof, of an existing structure which includes any gross~~
5 ~~square feet of retail use.~~

6 ~~(44) "Retail use" shall mean space within any structure or portion thereof intended or primarily~~
7 ~~suitable for occupancy by:~~

8 ~~(A) — Persons or entities which supply commodities to customers on the premises including,~~
9 ~~but not limited to, stores, shops, restaurants, bars, eating and drinking businesses, and the uses defined~~
10 ~~in San Francisco Planning Code Sections 218 and 220 through 225, and also including all space~~
11 ~~accessory to such retail use; and~~

12 ~~(B) — All space accessory to such retail use.~~

13 ~~(45) (30) "Section 6932." shall mean~~ Section 6932 of Title 25 of the California Code of
14 Regulations as such section applies to the County of San Francisco.

15 ~~(46) "Sponsor" shall mean an applicant seeking approval for construction of an office~~
16 ~~development project subject to this Section, such applicants' successors and assigns, and/or any entity~~
17 ~~which controls or is under common control with such applicant.~~

18 ~~(47) (31) "Stock cooperative." shall be a~~As defined in California Business and
19 Professions Code Section 11003.2.

20 SEC. ~~413.3. 313.3.~~ APPLICATION.

21 (a) Where an environmental evaluation application for the development project is
22 filed on or after January 1, 1999, Section 413.1 et seq. ~~this ordinance~~ shall apply to:

23 (1) Any entertainment development project proposing the net addition of 25,000 or
24 more square feet of entertainment space;

1 (2) Any hotel development project proposing the net addition of 25,000 or more
2 square feet of hotel space;

3 (3) Any office development project proposing the net addition of 25,000 or more
4 square feet of office space;

5 (4) Any research and development project proposing the net addition of 25,000 or
6 more square feet of research and development space; and

7 (5) Any retail development project proposing the net addition of 25,000 or more
8 square feet of retail space, except as provided by Subsection (b)(8) below.

9 (b) Section 413.1 et seq. ~~This ordinance~~ shall not apply to:

10 (1) Any development project other than a development project described in
11 Subsection (a) of this Section, including those portions of a development project consisting of
12 the net addition of square feet of any type of space not described in Subsection (a) of this
13 Section;

14 (2) Those portions of a development project described in Subsection (a) of this
15 Section located on property owned by the United States or any of its agencies or leased by
16 the United States or any of its agencies for a period in excess of 50 years, with the exception
17 of such property not used exclusively for a governmental purpose;

18 (3) Those portions of a development project described in Subsection (a) of this
19 Section located on property owned by the State of California or any of its agencies, with the
20 exception of such property not used exclusively for a governmental or educational purpose;

21 (4) Those portions of a development project described in Subsection (a) of this
22 Section located on property under the jurisdiction of the San Francisco Redevelopment
23 Agency or the Port of San Francisco where the application of Section 413.1 et seq. ~~this ordinance~~
24 is prohibited by California or local law;

1 (5) Any office development project approved by the *Planning* Commission prior to
2 August 18, 1985 that was not subject to the Interim Guidelines; or

3 (6) Any office development project approved by the *Planning* Commission prior to
4 August 18, 1985 that was subject to the Interim Guidelines. If the action of the *Planning*
5 Commission affecting such office development project is thereafter modified, superseded,
6 vacated, or reversed by the Board of Appeals, the Board of Supervisors, or by court action in
7 a manner affecting the amount of housing required under the Interim Guidelines, the permit
8 application on remand to the *Planning* Commission shall remain subject to the Interim
9 Guidelines.

10 (7) Any major phase or development project in Mission Bay North or South to the
11 extent application of Section 413.1 et seq. ~~this ordinance~~ would be inconsistent with the Mission
12 Bay North Redevelopment Plan and Interagency Cooperation Agreement or the Mission Bay
13 South Redevelopment Plan and Interagency Cooperation Agreement, as applicable.

14 (8) Any (i) free-standing retail use, encompassed in the definition of "pharmacy" as
15 proscribed in Section 790.48(b) of this Code and which does not exceed more than 50,000
16 square feet of retail or other space; or (ii) any free-standing retail use encompassed in the
17 definition of "general grocery" proscribed in Section 790.102(a) of this Code, and which does
18 not exceed more than 75,000 square feet of retail or other space; or (iii) any mixed-use space
19 consisting of residential space and pharmacy retail space not exceeding 50,000 square feet,
20 or general grocery retail space not exceeding 75,000 square feet. For purposes of this
21 Section, the term "free-standing" shall mean an independent building or structure used
22 exclusively by a single use and any accessory uses, and that is not part of a larger
23 development project on the same environmental evaluation application.

24 SEC. 413.4 ~~313.4~~. IMPOSITION OF HOUSING REQUIREMENT.

1 (a) Determination of Requirements. ~~The Planning Department or the Planning~~
2 ~~Commission~~ shall determine the applicability of Section 413.1 et seq. to any development project
3 requiring a building or site permit, and if Section 413.1 et seq. is applicable, the number of gross
4 square feet of each type of space subject to its requirements, and shall impose these requirements as a
5 condition of ~~on the~~ approval for issuance of the building or site permit for the development project
6 application for a development project subject to this ordinance in order to mitigate the impact on the
7 availability of housing which will be caused by the employment facilitated by the development
8 that project. The condition shall require that the applicant pay or contribute land suitable for housing
9 to a housing developer to construct housing or pay an in-lieu fee to the City Treasurer which shall
10 thereafter be used exclusively for the development of housing affordable to households of lower or
11 moderate income. The project sponsor shall supply any information necessary to assist the Department
12 in this determination.

13 (b) Notice to Development Fee Collection Unit of Requirements. After the Department has
14 made its final determination of the net addition of gross square feet of each type of space subject to
15 Section 413.1 et seq., it shall immediately notify the Development Fee Collection Unit at DBI of its
16 determination in addition to the other information required by Section 402(b) of this Article.

17 (c) Sponsor's Choice to Fulfill Requirements. Prior to issuance of a building or site permit
18 for a development project subject to the requirements of Section 413.1 et seq., the sponsor shall elect
19 one of the three options listed below to fulfill any requirements imposed as a condition of approval and
20 notify the Department of their choice of the following:

21 (1) Contribute of a sum or land of value at least equivalent to the in-lieu fee, according to
22 the formulas set forth in Section 413.6, to one or more housing developers who will use the funds or
23 land to construct housing units pursuant to Section 413.5; or

24 (2) Pay an in-lieu fee to the Development Fee Collection Unit at DBI according to the
25 formula set forth in Section 413.6; or

1 (3) Combine the above options pursuant to Section 413.8.

2 ~~(b) — Prior to either the Department's or the Commission's approval of a building or site~~
3 ~~permit for a development project subject to this ordinance, the Department shall issue a notice~~
4 ~~complying with Planning Code Section 306.3 setting forth its initial determination of the net addition of~~
5 ~~gross square feet of each type of space subject to this ordinance.~~

6 ~~(c) — Any person may appeal the initial determination by delivering an appeal in writing to~~
7 ~~the Department within 15 days of such notice. If the initial determination is not appealed within the~~
8 ~~time allotted, the initial determination shall become a final determination. If the initial determination is~~
9 ~~appealed, the Commission shall schedule a public hearing prior to the approval of the development~~
10 ~~project by the Department or the Commission to determine the net addition of gross square feet of each~~
11 ~~type of space subject to this ordinance. The public hearing may be scheduled separately or~~
12 ~~simultaneously with a hearing under Planning Code Sections 139(g), 306.2, 309(h), 314.5, 315.3 or a~~
13 ~~Discretionary Review hearing under San Francisco Municipal Code Part III, Section 26. The~~
14 ~~Commission shall make a final determination of the net addition of gross square feet of each type of~~
15 ~~space subject to this ordinance at the hearing.~~

16 ~~(d) — The final determination of the net addition of gross square feet of each type of space~~
17 ~~subject to this ordinance shall be set forth in the conditions of approval of any building or site permit~~
18 ~~application approved by the Department or the Commission. The Planning Department shall notify the~~
19 ~~Treasurer, DBI, and MOH of the final determination of the net addition of gross square feet of each~~
20 ~~type of space subject to this ordinance within 30 days following the date of final determination.~~

21 (d) Department's Notice to Development Fee Collection Unit of Sponsor's Choice. After the
22 project sponsor has notified the Department of the choice to fulfill the requirements of Section 413.1 et
23 seq., the Department shall immediately notify the Development Fee Collection Unit at DBI of the
24 project sponsor's choice.

1 (e) Development Fee Collection Unit Notice to Department Prior to Issuance of the First
2 Certificate of Occupancy. The Development Fee Collection Unit at DBI shall provide notice in writing
3 or electronically to the Department prior to issuing the first certificate of occupancy for any
4 development project subject to Section 413.1 et seq. that has elected to fulfill all or part of the
5 requirements with an option other than payment of an in-lieu fee. If the Department notifies the Unit at
6 such time that the sponsor has not satisfied the requirements, the Director of DBI shall deny any and
7 all certificates of occupancy until the subject project is brought into compliance with the requirements
8 of Section 413.1 et seq.

9 (e) Process for Revisions of Determination of Requirements. In the event that the
10 Department or the Commission takes action affecting any development project subject to
11 Section 413.1 et seq. ~~this ordinance~~ and such action is subsequently thereafter modified,
12 superseded, vacated, or reversed by the Board of Appeals, the Board of Supervisors, or by
13 court action, the procedures of Section 402(c) shall be followed. ~~permit application for such~~
14 ~~development project shall be remanded to the Commission to determine whether the proposed project~~
15 ~~has been changed in a manner which affects the calculation of the amount of housing required under~~
16 ~~this ordinance and, if so, the Commission shall revise the housing requirement imposed on the permit~~
17 ~~application in compliance with this ordinance within 60 days of such remand and notify the sponsor in~~
18 ~~writing of such revision or that a revision is not required. If the net addition of gross square feet of any~~
19 ~~type of space subject to this ordinance is revised, the Commission shall notify the Treasurer, DBI and~~
20 ~~MOH of the nature and extent of the revision.~~

21 (f) ~~—The sponsor shall supply all information to the Department and the Commission~~
22 ~~necessary to make a determination as to the applicability of this ordinance and the number of gross~~
23 ~~square feet of each type of space subject to this ordinance.~~

24 (g) ~~—The sponsor of any development project subject to this ordinance shall have the option~~
25 ~~of:~~

1 Retail Space	
-------------------	--

2
3 The housing units required to be constructed under the above formula must be
4 affordable to qualifying households continuously for 50 years. If the sponsor elects to
5 contribute to more than one distinct housing development under this Section, the sponsor
6 shall not receive credit for its monetary contribution to any one development in excess of the
7 amount of the in-lieu fee, as adjusted under Section ~~413.6~~ ~~313.6~~, multiplied by the number of
8 units in such housing development.

9 (b) ~~Within one year of the final determination under Section 313.4(e) or a revised final~~
10 ~~determination under Section 313.4(e), or p~~Prior to the issuance by DBI of the first site or building
11 permit for a development project subject to Section 413.1 et seq. this ordinance, whichever occurs
12 ~~first~~, the sponsor shall submit to the ~~Planning~~ Department, with a copy to MOH:

13 (1) A written housing development plan identifying the housing project or projects to
14 receive funds or land from the sponsor and the proposed mechanism for enforcing the
15 requirement that the housing units constructed will be affordable to qualifying households for
16 50 years; and

17 (2) A certification that the sponsor has made a binding commitment to contribute an
18 amount of money or land of value at least equivalent to the amount of the in-lieu fee that
19 would otherwise be required under Section ~~413.6~~ ~~313.6~~ to one or more housing developers
20 and that the housing developer or developers shall use such funds or lands to develop the
21 housing subject to this Section.

22 (3) A self-contained appraisal report as defined by the Uniform Standards of
23 Professional Appraisal Practice prepared by an M.A.I. appraiser of the fair market value of any
24 land to be contributed by the sponsor to a housing developer. The date of value of the
25

1 appraisal shall be the date on which the sponsor submits the housing development plan and
2 certification to the *Planning* Department.

3 If the sponsor fails to comply with these requirements within one year of the final
4 determination or revised final determination, it shall be deemed to have elected to pay the in-
5 lieu fee under Section 413.6 ~~313.6~~, and any deferral surcharge, in order to comply with Section
6 413.1 et seq. this ordinance. In the event that the sponsor fails to pay the in-lieu fee within the
7 time required by Section 413.6 ~~313.6~~, DBI shall deny any and all site or building permits or
8 certificates of occupancy for the development project until the ~~Treasurer notifies DBI and MOH~~
9 ~~that~~ such payment has been made or land contributed, and the Development Fee Collection Unit
10 at DBI Treasurer shall immediately initiate lien proceedings against the sponsor's property
11 pursuant to Section 408 of this Article and Section 107A.13 of the San Francisco Building Code
12 ~~313.9~~ to recover the fee.

13 (c) Within 30 days after the sponsor has submitted a written housing development
14 project plan and, if necessary, an appraisal to the *Planning* Department and MOH under
15 Subsection(b) of this Section, the *Planning* Department shall notify the sponsor in writing of its
16 initial determination as to whether the plan and appraisal are in compliance with this Section,
17 publish the initial determination in the next *Planning* Commission calendar, and cause a public
18 notice to be published in an official newspaper of general circulation stating that such housing
19 development plan has been received and stating the *Planning* Department's initial
20 determination. In making the initial determination for an application where the sponsor elects
21 to contribute land to a housing developer, the *Planning* Department shall consult with the
22 Director of Property and include within its initial determination a finding as to the fair market
23 value of the land proposed for contribution to a housing developer. Within 10 days after such
24 written notification and published notice, the sponsor or any other person may request a
25 hearing before the Commission to contest such initial determination. If the *Planning*

1 Department receives no request for a hearing within such 10-day period, the determination of
2 the *Planning* Department shall become a final determination. Upon receipt of any timely
3 request for hearing, the *Planning* Department shall schedule a hearing before the Commission
4 within 30 days. The scope of the hearing shall be limited to the compliance of the housing
5 development plan and appraisal with this Section, and shall not include a challenge to the
6 amount of the housing requirement imposed on the development project by the Department or
7 the Commission. At the hearing, the Commission may either make such revisions to the
8 *Planning* Department's initial determination as it may deem just, or confirm the *Planning*
9 Department's initial determination. The Commission's determination shall then become a final
10 determination, and the *Planning* Department shall provide written notice of the final
11 determination to the sponsor, MOH, and to any person who timely requested a hearing of the
12 *Planning* Department's determination. The *Planning* Department shall also provide written
13 notice to ~~the Treasurer and~~ MOH that the housing units to be constructed pursuant to such plan
14 are subject to Section 413.1 et seq. this ordinance.

15 ~~(d) — In making a determination as to whether a sponsor's housing development plan complies~~
16 ~~with this Section, the Director of Planning and the Commission shall credit to the sponsor any excess~~
17 ~~Interim Guideline credits or excess credits that the sponsor elects to apply against its housing~~
18 ~~requirement. The remaining housing units required shall be subject to the requirements of Subsection~~
19 ~~(a) of this Section.~~

20 ~~(d) (e)~~ Prior to the issuance by DBI of the first construction document site or building
21 permit for a development project subject to this Section, the sponsor must:

22 (1) Provide written evidence to the *Planning* Department ~~in writing~~ that it has paid in
23 full the sum or transferred title of the land required by Subsection (a) of this Section to one or
24 more housing developers;

1 (2) Notify the *Planning* Department that construction of the housing units has
2 commenced, evidenced by:

3 (A) The City's issuance of site and building permits for the entire housing
4 development project,

5 (B) Written authorization from the housing developer and the construction lender
6 that construction may proceed,

7 (C) An executed construction contract between the housing developer and a general
8 contractor, and

9 (D) The issuance of a performance bond enforceable by the construction lender for
10 100 percent of the replacement cost of the housing project; and

11 (3) Provide evidence satisfactory to the *Planning* Department that the units required
12 to be constructed will be affordable to qualifying households for 50 years through an
13 enforcement mechanism approved by the *Planning* Department pursuant to Subsections (b)
14 through (d) of this Section.

15 ~~*DBI shall provide notice in writing to, the Planning Department and MOH at least five business*~~
16 ~~*days prior to issuance of the first site or building permit for any development project for which the*~~
17 ~~*sponsor elects to pay a sum or contribute land to one or more housing developers. If the Treasurer, or*~~
18 ~~*the Planning Department notifies DBI within the five business days that the conditions of (1) through*~~
19 ~~*(3) of this Subsection have not been met, DBI shall deny the site or building permits or certificates of*~~
20 ~~*occupancy for the development project. Any failure of the Treasurer, DBI or the Planning Department*~~
21 ~~*to give any notice under this Section shall not relieve a sponsor from compliance with this Section.*~~
22 ~~*Where DBI inadvertently issues a site or building permit, or certificate of occupancy without complying*~~
23 ~~*with the requirements of this section, the sponsor shall be deemed to have elected to pay the in-lieu fee*~~
24 ~~*pursuant to Section 313.6 and shall immediately be liable for the amount of the fee plus accrued*~~
25 ~~*interest in accordance with Section 313.9. In addition, DBI shall not issue any certificate of occupancy*~~

1 ~~for the project without notification from the Treasurer that the sponsor has paid the fee plus any~~
2 ~~interest due. The procedure set forth in this Subsection is not intended to preclude enforcement of the~~
3 ~~provisions of this section under any other section of this Code or other authority under the laws of the~~
4 ~~State of California.~~

5 ~~(e) (f)~~ Where the sponsor elects to pay a sum or contribute land of value equivalent to
6 the in-lieu fee to one or more housing developers, the sponsor's responsibility for completing
7 construction of and maintaining the affordability of housing units constructed ceases from and
8 after the date on which:

9 (1) The conditions of (1) through (3) of Subsection ~~(d) (e)~~ of this Section have been
10 met; and

11 (2) A mechanism has been approved by the Director ~~of Planning~~ to enforce the
12 requirement that the housing units constructed will be affordable to qualifying households
13 continuously for 50 years.

14 ~~(g) If the project sponsor fails to comply with these requirements prior to issuance of the~~
15 ~~first certificate of occupancy by DBI, it shall be deemed to have elected to pay the in-lieu fee under~~
16 ~~Section 413.6 and the deferral surcharge in order to comply with Section 413.1 et seq. DBI shall deny~~
17 ~~any and all certificates of occupancy for the development project until such payment has been made.~~
18 ~~Where the sponsor initially elects to pay a sum and/or contribute land of value equivalent to the in-lieu~~
19 ~~fee to one or more housing developers, but subsequently decides instead to pay the in-lieu fee, the~~
20 ~~sponsor shall immediately be liable for the amount of the in-lieu fee under Section 313.6 and interest in~~
21 ~~accordance with Section 313.9.~~

22 SEC. ~~413.6.~~ ~~313.6.~~ COMPLIANCE BY THROUGH PAYMENT OF IN-LIEU FEE.

23 (a) ~~Commencing on March 11, 1999, the amount of the fee which may be paid by the~~
24 ~~sponsor of a development project subject to this ordinance in lieu of developing and providing the~~
25

housing required by Section 313.5 shall be determined by the following formulas for each type of space proposed as part of the development project and subject to this ordinance.

<i>Net Addition Gross Sq. Ft. Entertainment Space—</i>	<i>x</i>	<i>\$10.57 = Total Fee—</i>
<i>Net Addition Gross Sq. Ft. Hotel Space—</i>	<i>x</i>	<i>\$8.50 = Total Fee—</i>
<i>Net Addition Gross Sq. Ft. Office Space—</i>	<i>x</i>	<i>\$11.34 = Total Fee—</i>
<i>Net Addition Gross Sq. Ft. Research and Development—</i>	<i>x</i>	<i>\$7.55 = Total Fee—</i>
<i>Net Addition Gross Sq. Ft. Retail Space—</i>	<i>x</i>	<i>\$10.57 = Total Fee—</i>

(b) (1) Commencing on January 1, 2002, the amount of the fee which may be paid by the sponsor of a development project subject to Section 413.1 et seq. this ordinance in lieu of developing and providing the housing required by Section 413.5 313.5 shall be determined by the following formulas for each type of space proposed as part of the development project and subject to Section 413.1 et seq. this ordinance:

Net Addition Gross Sq. Ft. Entertainment Space	x	\$13.95 = Total Fee
Net Addition Gross Sq. Ft. Hotel Space	x	\$11.21 = Total Fee

1	Net Addition Gross Sq. Ft. Office Space	x	\$14.96 = Total Fee
2			
3	Net Addition Gross Sq. Ft. R & D Space	x	\$9.97 = Total Fee
4			
5	Net Addition Gross Sq. Ft. Retail Space	x	\$13.95 = Total Fee
6			
7			

(2) Commencing on January 1, 2009, the amount of the fee which may be paid by the sponsor of a development project subject to Section 413.1 et seq. ~~this ordinance~~ in lieu of developing and providing the housing required by Section 413.5 ~~313.5~~ shall be determined by the following formulas for each type of space proposed as part of the development project and subject to Section 413.1 et seq. ~~this ordinance~~:

13	Net Addition Gross Sq. Ft. IPDR or S.E.W. Space	x	\$15.69 = Total Fee
14			
15			

- (A) Integrated PDR or IPDR, is defined in Section 890.49 of ~~the Planning~~ this Code,
- (B) Small Enterprise Workspaces or S.E.W., is defined in Section 227(t) of ~~the Planning~~ this Code.

(b) ~~(c)~~ No later than July 1 of each year, ~~the Mayor's Office of Housing~~ MOH shall adjust the in-lieu fee payment option and provide a report on its adjustment to the Board of Supervisors. ~~The Mayor's Office of Housing~~ MOH shall provide notice of any fee adjustment on its website at least 30 days prior to the adjustment taking effect. ~~The Mayor's Office of Housing~~ MOH is authorized to develop an appropriate methodology for indexing the fee, based on adjustments in the costs of constructing housing and in the price of housing in San Francisco consistent with the indexing for the Residential Inclusionary Affordable Housing Program in

1 lieu fee set out in ~~Planning Code~~ Section ~~415.6~~ 315.6. The method of indexing shall be
2 published in the Procedures Manual for the Residential Inclusionary Affordable Housing
3 Program. In making a determination as to the amount of the fee to be paid, the ~~Planning~~
4 Department shall credit to the sponsor any excess Interim Guideline credits or excess credits
5 which the sponsor elects to apply against its housing requirement.

6 (c) Any in-lieu fee required under this Section is due and payable to the Development Fee
7 Collection Unit at DBI prior to issuance of the first construction document, with an option for the
8 project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing
9 to pay a deferral surcharge that would be deposited into the Citywide Affordable Housing Fund in
10 accordance with Section 107A.13.3 of the San Francisco Building Code.

11 ~~(d) — Prior to the issuance by DBI of the first site or building permit for a development project~~
12 ~~subject to this ordinance, the sponsor must notify the Planning Department and MHO in writing that it~~
13 ~~has either (i) satisfied the conditions of Section 313.5(e), (ii) paid in full the sum required by this~~
14 ~~Section to the Treasurer, or (iii) satisfied the conditions of Section 328. If the sponsor fails by the~~
15 ~~applicable date to demonstrate to the Planning Department that the sponsor has satisfied the~~
16 ~~conditions of Section 313.5(e) or paid the applicable sum in full to the Treasurer, DBI shall deny any~~
17 ~~and all site or building permits or certificates of occupancy for the development project until the~~
18 ~~Treasurer notifies DBI and MOH that such payment has been made, and the Treasurer shall~~
19 ~~immediately initiate lien proceedings against the sponsor's property pursuant to Section 313.9 to~~
20 ~~recover the fee.~~

21 ~~(e) — Upon payment of the fee in full to the Treasurer and upon request of the sponsor, the~~
22 ~~Treasurer shall issue a certification that the fee has been paid. The sponsor shall present such~~
23 ~~certification to the Planning Department, DBI and MOH prior to the issuance by DBI of the first site or~~
24 ~~building permit or certificate of occupancy for the development project. DBI shall not issue the site or~~
25 ~~building permit or certificate of occupancy without proof of payment of the fee from the Treasurer. Any~~

1 ~~failure of the Treasurer, DBI or the Planning Department to give any notice under this Section shall~~
2 ~~not relieve a sponsor from compliance with this Section. Where DBI inadvertently issues a site or~~
3 ~~building permit without payment of the fee, DBI shall not issue any certificate of occupancy for the~~
4 ~~project without notification from the Treasurer that the fee required by this Section has been paid. The~~
5 ~~procedure set forth in this Subsection is not intended to preclude enforcement of the provisions of this~~
6 ~~Section pursuant to any other section of this Code, or other authority under the laws of the State of~~
7 ~~California.~~

8 SEC. 413.7. INTEGRATED PDR EXCEPTION. An exception to this process exists for
9 Integrated PDR projects that are subject to Section ~~428~~ 328 of ~~the Planning~~ this Code, for
10 which only 50% of the fees must be paid before the issuance of the first construction document
11 or final certificate of occupancy, whichever applies.

12 SEC. ~~413.8~~ 313.7. COMPLIANCE ~~THROUGH BY~~ COMBINATION OF PAYMENT TO
13 HOUSING DEVELOPER AND PAYMENT OF IN-LIEU FEE.

14 The sponsor of a development project subject to Section 413.1 et seq. this ordinance may
15 elect to satisfy its housing requirement by a combination of paying money or contributing land
16 to one or more housing developers under Section 413.5 ~~313.5~~ and paying a partial amount of
17 the in-lieu fee to ~~the Treasurer~~ the Development Fee Collection Unit at DBI under Section 413.6
18 ~~313.6~~. In the case of such election, the sponsor must pay a sum such that each gross square
19 foot of net addition of each type of space subject to Section 413.1 et seq. this ordinance is
20 accounted for in either the payment of a sum or contribution of land to one or more housing
21 developers or the payment of a fee to ~~the Treasurer~~ the Development Fee Collection Unit. The
22 housing units constructed by a housing developer must conform to all requirements of Section
23 413.1 et seq. this ordinance, including, but not limited to, the proportion that must be affordable
24 to qualifying households as set forth in Section 413.5 ~~313.5~~. All of the requirements of Sections
25 413.5 ~~313.5~~ and 413.6 ~~313.6~~ shall apply, including the requirements with respect to the timing of

1 issuance of site and building permits and certificates of occupancy for the development
2 project and payment of the in-lieu fee.

3 ~~SEC. 313.8. TRANSFER OF HOUSING CREDITS.~~

4 ~~(a) — In determining whether a sponsor is in compliance with this ordinance, the Planning~~
5 ~~Department or the Commission shall credit against all or part of a housing requirement for any~~
6 ~~sponsor of any development project credits, which shall be denominated "excess Interim Guidelines~~
7 ~~credits," obtained by the sponsor which:~~

8 ~~(1) — Have received final approval under the Interim Guidelines as of August 18, 1985, but~~
9 ~~which have not been applied to a development project because the development project has not been~~
10 ~~approved by the Planning Department or the Commission or which are in excess of those credits~~
11 ~~required to satisfy the housing requirement under the Interim Guidelines; or~~

12 ~~(2) — Have received preliminary approval prior to August 18, 1985, received final approval~~
13 ~~within six months of August 18, 1985, and are in excess of those credits required to satisfy the housing~~
14 ~~requirement under the Interim Guidelines or this ordinance. This six-month period may be extended for~~
15 ~~a maximum of two six-month periods where, based upon evidence submitted by the sponsor, the~~
16 ~~Planning Department or Planning Commission determine within six months of August 18, 1985, or~~
17 ~~within a six-month extension, that (1) there is good cause for an extension or an additional extension,~~
18 ~~(2) the failure to obtain final approval of credits is beyond the sponsor's immediate control, and (3) the~~
19 ~~sponsor has made a reasonable effort to obtain final approval of credits.~~

20 ~~Excess Interim Guideline credits may be applied against a sponsor's housing requirement under~~
21 ~~this ordinance on the basis of two and three tenths (2.3) excess Interim Guideline credits against one~~
22 ~~housing unit required to be provided under Section 313.5. Excess Interim Guideline Credits may be~~
23 ~~applied against a sponsor's housing requirement under this ordinance only for those projects obtaining~~
24 ~~project authorizations as defined in Planning Code Section 320(h) on or before February 28, 1999. No~~
25 ~~excess Interim Guideline Credits may be applied against a sponsor's housing requirement for any~~

1 *project authorization issued after that date. The Planning Department shall notify MOH of credits*
2 *applied to the sponsor's housing requirement under this Section 313.8(a).*

3 *(b) — In making their determination as to whether a sponsor's housing development plan*
4 *complies with Sections 313.5, 313.6, and 313.7, the Planning Department or the Commission shall*
5 *credit to the sponsor any housing units constructed or in-lieu fee paid in excess of that required to*
6 *satisfy the housing unit requirement under this ordinance, which shall be denominated "excess credits."*
7 *The Planning Department or the Commission shall permit the transfer of any excess credits received*
8 *under this ordinance to be applied to satisfy all or part of a housing requirement for any other*
9 *development project that is subject to the provisions of this ordinance, and shall notify the MOH of*
10 *such permitted transfer. Each excess credit shall be equivalent to one housing unit as computed under*
11 *Section 313.5. Excess credits may be obtained only under Section 313.11 or if:*

12 *(1) — They have been obtained after the commencement of construction of housing in*
13 *compliance with all of the requirements of Section 313.5, the payment of a sum or contribution of land*
14 *to one or more housing developers in compliance with all of the requirements of Section 313.5, or*
15 *payment of an in-lieu fee to the Treasurer in compliance with all of the requirements of Section 313.6*
16 *or a combination of the above under Section 313.7. Compliance with these sections requires*
17 *construction of the total number of housing units required, the percentage of such units which must be*
18 *affordable to qualifying households, and the establishment of a mechanism approved by the Planning*
19 *Department to enforce the requirement that the units constructed will be affordable for 50 years to*
20 *qualifying households; and*

21 *(2) — The excess credits result from either:*

22 *(A) — Abandonment of the development project that received approval by the Planning*
23 *Department or the Commission as evidenced by cancellation of the site or building permit or the site or*
24 *building permit application; or*

1 (B) — ~~A decrease in the net addition of gross square feet of each type of space subject to this~~
2 ~~ordinance as a result of Planning Department, Commission, Board of Appeals, Board of Supervisors,~~
3 ~~or court action taken after:~~

4 (i) — ~~The amount of such net addition of gross square feet of each type of space subject to this~~
5 ~~ordinance has been determined by the Planning Department or Commission under Section 313.4; and~~

6 (ii) — ~~The sponsor has paid a sum to one or more housing developers and construction of the~~
7 ~~housing units has commenced under Section 313.5, or the sponsor has paid an in-lieu fee under Section~~
8 ~~313.6, or a combination of the above under Section 313.7.~~

9 ~~Excess credits may be applied against a sponsor's housing requirement under this ordinance~~
10 ~~only for those applications for a building or site permit filed within three years of the date on which the~~
11 ~~excess credits are issued. The date on which such excess credits are issued shall be the earlier of the~~
12 ~~sponsor's abandonment of the development project under which the credits were obtained as evidenced~~
13 ~~by the cancellation of the site or building permit or the site or building permit application, the~~
14 ~~commencement of construction of each of the housing units under Section 313.5, or the payment of the~~
15 ~~in-lieu fee under Section 313.6 with respect to such credits. No excess credits may be applied against a~~
16 ~~sponsor's housing requirement for any application for a building or site permit filed after that date.~~

17 (c) — ~~If the number of excess credits or excess Interim Guidelines credits held by a sponsor is~~
18 ~~not sufficient to satisfy the entire housing requirement of that sponsor's development project subject to~~
19 ~~the provisions of this ordinance, including, but not limited to the requirement that a percentage of the~~
20 ~~housing units must be affordable to qualifying households, then the balance of the housing requirement~~
21 ~~shall be satisfied in accordance with the provisions of this ordinance, including the requirement set~~
22 ~~forth in Section 313.5 that the units constructed must be affordable to qualifying households.~~

23 (d) — ~~Excess credits and excess Interim Guideline credits may be transferred from one~~
24 ~~sponsor to another only if:~~

1 (1) — ~~The Planning Department has been notified in writing of the proposed transfer of the~~
2 ~~credits;~~

3 (2) — ~~The Planning Department has determined that the transfer or sponsor has obtained the~~
4 ~~credits through meeting the requirements of either Subsection (a) or (b) of this Section; and~~

5 (3) — ~~The transfer is made in writing, a true copy of which is provided to the Planning~~
6 ~~Department.~~

7 (e) — ~~The City makes no warranties that any excess credits or excess Interim Guidelines~~
8 ~~credits will be marketable during the period in which this ordinance is in effect or thereafter. The City~~
9 ~~makes no warranties that an applicant possessing excess credits or excess Interim Guidelines credits is~~
10 ~~entitled to Commission approval of a development project subject to this ordinance~~

11 SEC. ~~413.9.~~ ~~313.9.~~ LIEN PROCEEDINGS.

12 (a) A project sponsor's failure to comply with the requirements of Sections 413.5,
13 413.6 ~~313.5, 313.6~~ and 413.7 ~~313.7~~ shall ~~constitute~~ be cause for the City Development Fee
14 Collection Unit at DBI to record a institute lien proceedings to make the in-lieu fee, as adjusted under
15 Section 413.6, plus interest and any deferral surcharge, a lien against all parcels used for the
16 development project under this ordinance, as adjusted under Section 313.6 in accordance with
17 Section 408 of this Article and Section 107A.13.15 of the San Francisco Building Code. ~~The fee~~
18 ~~required by this ordinance is due and payable to the Treasurer prior to issuance of the first building or~~
19 ~~site permit for the development project. If, for any reason, the fee remains unpaid following issuance of~~
20 ~~the permit, any amount due shall accrue interest at the rate of one and one-half percent per month, or~~
21 ~~fraction thereof, from the date of issuance of the permit until the date of final payment.~~

22 (b) — ~~If, for any reason, the fee imposed pursuant to this ordinance remains unpaid following~~
23 ~~issuance of the permit, the Treasurer shall initiate proceedings in accordance with Article XX of~~
24 ~~Chapter 10 of the San Francisco Administrative Code to make the entire unpaid balance of the fee,~~
25 ~~including interest, a lien against all parcels used for the development project and shall send all notices~~

1 required by that Article to the owner of the property as well as the sponsor. The Treasurer shall also
2 prepare a preliminary report notifying the sponsor of a hearing to confirm such report by the Board of
3 Supervisors at least 10 days before the date of the hearing. The report to the sponsor shall contain the
4 sponsor's name, a description of the sponsor's development project, a description of the parcels of real
5 property to be encumbered as set forth in the Assessor's Map Books for the current year, a description
6 of the alleged violation of this ordinance, and shall fix a time, date, and place for hearing. The
7 Treasurer shall cause this report to be mailed to the sponsor and each owner of record of the parcels of
8 real property subject to lien. Except for the release of lien recording fee authorize by Administrative
9 Code Section 10.237, all sums collected by the Tax Collector pursuant to this ordinance shall be held in
10 trust by the Treasurer and deposited in the Citywide Affordable Housing Fund established in Section
11 313.12.

12 (e) — Any notice required to be given to a sponsor or owner shall be sufficiently given or
13 served upon the sponsor or owner for all purposes hereunder if personally served upon the sponsor or
14 owner or if deposited, postage prepaid, in a post office letterbox addressed in the name of the sponsor
15 or owner at the official address of the sponsor or owner maintained by the Tax Collector for the
16 mailing of tax bills or, if no such address is available, to the sponsor at the address of the development
17 project, and to the applicant for the site or building permit at the address on the permit application.

18 ~~SEC. 313.10. IN-LIEU FEE REFUND WHEN BUILDING PERMIT EXPIRES PRIOR TO~~
19 ~~COMPLETION OF WORK AND COMMENCEMENT OF OCCUPANCY.~~

20 ~~In the event a building permit expires prior to completion of the work on and commencement of~~
21 ~~occupancy of a development project so that it will be necessary to obtain a new permit to carry out any~~
22 ~~development, the obligation to comply with this ordinance shall be cancelled, and any in-lieu fee~~
23 ~~previously paid to the Treasurer shall be refunded. If and when the sponsor applies for a new permit,~~
24 ~~the procedures set forth in this ordinance regarding construction of housing or payment of the in-lieu~~
25 ~~fee shall be followed.~~

1 ~~SEC. 313.11. ONE-TIME FEE PAYMENT.~~

2 ~~In the event that a development project for which housing units have been constructed or an in-~~
3 ~~lieu fee has been fully paid is demolished or converted to a use or uses not subject to this ordinance~~
4 ~~prior to the expiration of its estimated useful life, the City shall either grant to the sponsor excess~~
5 ~~credits transferable under Section 313.8 for a portion of any housing units actually constructed and for~~
6 ~~which a certificate of occupancy has been issued, or refund to the sponsor a portion of the amount of~~
7 ~~an in-lieu fee paid. The portion of excess credits granted or the fee refunded shall be determined on a~~
8 ~~pro rata basis according to the ratio of the remaining useful life of the project at the time of demolition~~
9 ~~or conversion in relation to its total useful life. For purposes of this ordinance, the useful life of a~~
10 ~~development project shall be 50 years.~~

11 SEC. 413.10 ~~313.12~~. CITYWIDE AFFORDABLE HOUSING FUND. All monies

12 contributed pursuant to Sections 413.6 ~~313.6~~ or 413.8 ~~313.7~~ or assessed pursuant to Section
13 413.9 ~~313.9~~ shall be deposited in the special fund maintained by the Controller called the
14 Citywide Affordable Housing Fund ("Fund"). The receipts in the Fund are hereby appropriated
15 in accordance with law to be used solely to increase the supply of housing affordable to
16 qualifying households subject to the conditions of this Section. The Fund shall be
17 administered and expended by the Director of MOH ~~the Mayor's Office of Housing~~, who shall
18 have the authority to prescribe rules and regulations governing the Fund which are consistent
19 with Section 413.1 et seq. ~~this ordinance~~. No portion of the Fund may be used, by way of loan or
20 otherwise, to pay any administrative, general overhead, or similar expense of any entity, ~~except~~
21 ~~that \$10,000 from the Fund shall be allocated by the Director within six months following the effective~~
22 ~~date of this ordinance to pay consultants for conducting research necessary to support the "Jobs~~
23 ~~Housing Nexus Analysis," prepared by Keyser Marston Associates, Inc., and dated June 1997.~~

24 SEC. 413.11 ~~313.13~~. DIRECTOR OF PLANNING'S EVALUATION.

1 ~~Within 18 months following the effective date of this ordinance, the Director of Planning shall~~
2 ~~report to the Commission, the Board of Supervisors, and the Mayor on the current supply and demand~~
3 ~~of affordable housing in the City, the status of compliance with this ordinance and the efficacy of this~~
4 ~~ordinance in mitigating the City's shortage of affordable housing available to employees working in~~
5 ~~development projects subject to this ordinance. Thereafter, i~~ If in the discretion of the Director of
6 Planning there has been a substantial change in the San Francisco and/or regional
7 economies since the effective date of the requirements of Section 413.1 et seq. ~~this ordinance~~, the
8 Director ~~of Planning~~ may recommend to the Commission, the Board of Supervisors, and the
9 Mayor that Section 413.1 et seq. ~~this ordinance~~ be amended or rescinded to alleviate any undue
10 burden on commercial development in the City that Section 413.1 et seq. ~~this ordinance~~ may
11 impose.

12 ~~SEC. 313.14. PARTIAL INVALIDITY AND SEVERABILITY.~~

13 ~~If any provision of this ordinance, or its application to any development project or to any~~
14 ~~geographical area of the City, is held invalid, the remainder of the ordinance, or the application of~~
15 ~~such provision to other development projects or to any other geographical areas of the City, shall not~~
16 ~~be affected thereby.~~

17 ~~SEC. 313.15. STUDY.~~

18 ~~No later than July 1, 2001, and every five years thereafter, the Director of Planning shall~~
19 ~~complete a study to determine the demand for housing created by various types of commercial~~
20 ~~development in San Francisco and, based on the study, recommend to the Board of Supervisors~~
21 ~~changes in the requirements for housing construction and in lieu fees imposed on commercial~~
22 ~~development in this ordinance if necessary to help meet that demand.~~

23 SEC. 414 (formerly Section 314). CHILD-CARE REQUIREMENTS FOR OFFICE AND
24 HOTEL DEVELOPMENT PROJECTS.

1 Sections 414.1 through 414.15 (hereafter referred to as Section 414.1 et seq.) set forth the Child
2 Care requirements for Office and Hotel Development Projects. When the words "this Section" appear
3 in Sections 314.1 through 314.8, they shall be construed to mean "Sections 314.1 through 314.8."

4 SEC. ~~414.1. 314.1.~~ SEC. ~~414.2 314.2.~~ FINDINGS. The Board hereby finds and declares
5 as follows:

6 A. Large-scale office and hotel developments in the City ~~and County of San Francisco~~
7 ~~(hereinafter "City")~~ have attracted and continue to attract additional employees to the City, and
8 there is a causal connection between such developments and the need for additional child-
9 care facilities in the City, particularly child-care facilities affordable to households of low and
10 moderate income.

11 B. Office and hotel uses in the City are benefitted by the availability of child care for
12 persons employed in such offices and hotels close to their place of employment. However, the
13 supply of child care in the City has not kept pace with the demand for child care created by
14 these new employees. Due to this shortage of child care, employers will have difficulty in
15 securing a labor force, and employees unable to find accessible and affordable quality child
16 care will be forced either to work where such services are available outside of San Francisco,
17 or leave the work force entirely, in some cases seeking public assistance to support their
18 children. In either case, there will be a detrimental effect on San Francisco's economy and its
19 quality of life.

20 C. Projections from the EIR for the Downtown Plan indicate that between 1984 and
21 2000 there will be a significant increase of nearly 100,000 jobs in the C-3 District under the
22 Downtown Plan. Most of that employment growth will occur in office and hotel work, which
23 consist of a predominantly female work force.

24 D. According to the survey conducted of C-3 District workers in 1981, 65 percent of the
25 work force was between the ages of 25-44. These are the prime childbearing years for

1 women, and the prime fathering years for men. The survey also indicated that only 12 percent
2 of the C-3 District jobs were part-time, leaving up to 88 percent of the positions occupied by
3 full-time workers. All of these factors point to the inevitable increase in the number of working
4 parents in the C-3 District and the concomitant increase in need for accessible, quality child-
5 care.

6 E. Presently, there exists a scarcity of child care in the C-3 District and citywide for all
7 income groups, but the scarcity is more acutely felt by households of low and moderate
8 income. Hearings held on April 25, 1985 before the Human Services Committee of the San
9 Francisco Board of Supervisors documented the scarcity of child care available in the C-3
10 District, the impediments to child-care program startup and expansion, the increase in the
11 numbers of children needing care, and the acute shortage of supply throughout the Bay Area.
12 The Board of Supervisors also takes legislative notice of the existing and projected shortage
13 of child-care services in the City as documented by the Child-Care Information Kit prepared by
14 the California Child-Care Resources and Referral Network located in San Francisco.

15 F. The scarcity of child care in the City is due in great part to large office and hotel
16 development, both within the C-3 District and elsewhere in the City, which has attracted and
17 will continue to attract additional employees and residents to the City. Some of the employees
18 attracted to large office and hotel developments are competing with present residents for the
19 few openings in child-care programs available in the City. Competition for child care generates
20 the greatest pressure on households of low and moderate income. At the same time that large
21 office and hotel development is generating an increased demand for child care, it is
22 improbable that factors inhibiting increased supply of child care will be mitigated by the
23 marketplace; hence, the supply of child care will become increasingly scarce.

24 G. The ~~Master~~ San Francisco General Plan encourages "continued growth of prime
25 downtown office activities so long as undesirable consequences of such growth can be

1 avoided" and requires that there be the provision of "adequate amenities for those who live,
2 work and use downtown." In light of these provisions, the City should impose requirements on
3 developers of office and hotel projects designed to mitigate the adverse effects of the
4 expanded employment facilitated by such projects. To that end, the ~~City Planning~~ Commission
5 is authorized to promote affirmatively the policies of the ~~San Francisco Master~~ General Plan
6 through the imposition of special child-care development or assessment requirements. It is
7 desirable to impose the costs of the increased burden of providing child care necessitated by
8 such office and hotel development projects directly upon the sponsors of new development
9 generating the need. This is to be done through a requirement that the sponsor construct
10 child-care facilities or pay a fee into a fund used to foster the expansion of and to ease access
11 to affordable child care as a condition of the privilege of development.

12 SEC. 414.2. ~~314.1~~ DEFINITIONS. *(a) In addition to the definitions set forth in Section 401*
13 *of this Article, ~~the~~ the following definitions shall govern interpretation of ~~this~~ Section 414.1 et seq.*

14 *(a) (1) "Child-care facility." shall mean a A child day-care facility as defined in California*
15 *Health and Safety Code Section 1596.750.*

16 *(b) (2) "Child care provider." shall mean a A provider as defined in California Health and*
17 *Safety Code Section 1596.791.*

18 *(c) — "Commission" shall mean the ~~City Planning Commission.~~*

19 *(d) — "DBI" shall mean the ~~Department of Building Inspection.~~*

20 *(e) — "Department" shall mean the ~~Department of City Planning.~~*

21 *(f) — "First certificate of occupancy" shall mean either a temporary certificate of occupancy*
22 *or a Certificate of Final Completion and Occupancy, as defined in San Francisco Building Code*
23 *Section 109, whichever is issued first.*

24 *(g) — "Hotel" shall mean a building containing six or more guest rooms as defined in San*
25 *Francisco Housing Code Section 401 intended or designed to be used, or which are used, rented, or*

1 ~~hired out to be occupied, or which are occupied for sleeping purposes and dwelling purposes by guests,~~
2 ~~whether rent is paid in money, goods, or services, including motels as defined in San Francisco~~
3 ~~Housing Code Section 401.~~

4 ~~(h) — "Hotel use" shall mean space within a structure or portion thereof intended or primarily~~
5 ~~suitable for the operation of a hotel, including all office and other uses accessory to the renting of guest~~
6 ~~rooms, but excluding retail uses and office uses not accessory to the hotel use.~~

7 ~~(i) (3) "Household of low income." As defined in Section 413.2(12) of this Article. shall~~
8 ~~mean a household composed of one or more persons with a combined annual net income for all adult~~
9 ~~members which does not exceed the qualifying limit for a lower income family of a size equivalent to~~
10 ~~the number of persons residing in such household, as set forth for the County of San Francisco in~~
11 ~~California Administrative Code Section 6932.~~

12 ~~(j) (4) "Household of moderate income." As defined in Section 413.2(14) of this Article.~~
13 ~~shall mean a household composed of one or more persons with a combined annual net income for all~~
14 ~~adult members which does not exceed the qualifying limit for a median income family of a size~~
15 ~~equivalent to the number of persons residing in such household, as set forth for the County of San~~
16 ~~Francisco in California Administrative Code Section 6932.~~

17 ~~(k) (5) "Licensed child-care facility." shall mean a A child-care facility which has been~~
18 ~~issued a valid license by the California Department of Social Ser-vices pursuant to California~~
19 ~~Health and Safety Code Sections 1596.80-1596.875, 1596.95--1597.09, or 1597.30--1597.61.~~

20 ~~(l) (6) "Net addition of gross square feet of hotel space." shall mean gGross floor area~~
21 ~~as defined in ~~Planning Code~~ Section 102.9 of this Code to be occupied by, or primarily serving,~~
22 ~~hotel use, less the gross floor area in any structure demolished or rehabilitated as part of the~~
23 ~~proposed hotel development project space used primarily and continuously for office or hotel~~
24 ~~use and not accessory to any use other than office or hotel use for five years prior to ~~Planning~~~~
25

1 Commission approval of the hotel development project subject to ~~this~~ Section 414.1 et seq., or
2 for the life of the structure demolished or rehabilitated, whichever is shorter.

3 ~~(m)~~ (7) "Net addition of gross square feet of office space." ~~shall mean~~ Gross floor area
4 as defined in ~~Planning Code~~ Section 102.9 of this Code to be occupied by, or primarily serving,
5 office use, less the gross floor area in any structure demolished or rehabilitated as part of the
6 proposed office development project space used primarily and continuously for office or hotel
7 use and not accessory to any use other than office or hotel use for five years prior to ~~Planning~~
8 Commission approval of the office development project subject to ~~this~~ Section 414.1 et seq., or
9 for the life of the structure demolished or rehabilitated, whichever is shorter.

10 ~~(n)~~ (8) "Nonprofit child-care provider." ~~shall mean~~ a child-care provider that is an
11 organization organized and operated for nonprofit purposes within the provisions of California
12 Revenue and Taxation Code Sections 23701--23710, inclusive, as demonstrated by a written
13 determination from the California Franchise Tax Board exempting the organization from taxes
14 under Revenue and Taxation Code Section 23701.

15 ~~(o)~~ (9) "Nonprofit organization." ~~shall mean~~ An organization organized and operated for
16 nonprofit purposes within the provisions of California Revenue and Taxation Code Sections
17 23701--23710, inclusive, as demonstrated by a written determination from the California
18 Franchise Tax Board exempting the organization from taxes under Revenue and Taxation
19 Code Section 23701.

20 ~~(p)~~ "Office development project" ~~shall mean any new construction, addition, extension,~~
21 ~~conversion or enlargement, or combination thereof, of an existing structure which includes any gross~~
22 ~~square feet of office space.~~

23 ~~(q)~~ "Office use" ~~shall mean space within a structure or portion thereof intended or primarily~~
24 ~~suitable for occupancy by persons or entities which perform, provide for their own benefit, or provide~~
25 ~~to others at that location services including, but not limited to, the following: Professional, banking,~~

1 ~~insurance, management, consulting, technical, sales and design, or the office functions of~~
2 ~~manufacturing and warehousing businesses, but excluding retail uses; repair; any business~~
3 ~~characterized by the physical transfer of tangible goods to customers on the premises; wholesale~~
4 ~~shipping, receiving and storage; design showcases or any other space intended and primarily suitable~~
5 ~~for display of goods; and child care facilities. This definition shall include all uses encompassed within~~
6 ~~the meaning of Planning Code Section 219.~~

7 ~~(r) "Retail use" shall mean space within any structure or portion thereof intended or primarily~~
8 ~~suitable for occupancy by persons or entities which supply commodities to customers on the premises~~
9 ~~including, but not limited to, stores, shops, restaurants, bars, eating and drinking businesses, and the~~
10 ~~uses defined in Planning Code Sections 218 and 220 through 225, and also including all space~~
11 ~~accessory to such retail use.~~

12 ~~(s) — "Sponsor" shall mean an applicant seeking approval for construction of an office or~~
13 ~~hotel development project subject to this Section and such applicant's successors and assigns.~~

14 SEC. ~~414.3.~~ ~~314.3.~~ APPLICATION.

15 (a) ~~This Section 414.1 et seq.~~ shall apply to office and hotel development projects
16 proposing the net addition of 50,000 or more gross square feet of office or hotel space.

17 (b) ~~This Section 414.1 et seq.~~ shall not apply to:

18 (1) Any development project other than an office or hotel development project,
19 including that portion of an office or hotel development project consisting of a retail use;

20 (2) That portion of an office or hotel development project located on property owned
21 by the United States or any of its agencies;

22 (3) That portion of an office or hotel development project located on property owned
23 by the State of California or any of its agencies, with the exception of such property not used
24 exclusively for a governmental purpose;

1 (4) That portion of an office or hotel development project located on property under
2 the jurisdiction of the Port of San Francisco or the San Francisco Redevelopment Agency
3 where the application of this Section is prohibited by State or local law; and

4 (5) Any office or hotel development project approved by the *Planning* Commission
5 prior to the effective date of ~~this~~ Section 414.1 et seq.

6 SEC. ~~414.4.~~ 314.4. IMPOSITION OF CHILD CARE REQUIREMENT.

7 (a) Determination of Requirements. ~~(1)~~ The Department ~~or the Commission~~ shall
8 determine the applicability of Section 414.1 et seq. to any development project requiring a building or
9 site permit and, if Section 414.1 is applicable, the number of gross square feet of each type of space
10 subject to its requirements, and shall impose these requirements as a condition of ~~on the~~ approval
11 for issuance of the building or site permit applications for office or hotel the development projects
12 covered by this Section in order to mitigate the impact on the availability of child-care facilities
13 which will be caused by the employees attracted to the proposed development project. ~~The~~
14 ~~conditions shall require that the sponsor construct or provide a child-care facility on or near the site of~~
15 ~~the development project, either singly or in conjunction with the sponsors of other office or hotel~~
16 ~~development projects, or arrange with a nonprofit organization to provide a child-care facility at a~~
17 ~~location within the City, or pay an in-lieu fee to the City Treasurer which shall thereafter be used~~
18 ~~exclusively to foster the expansion of and ease access to child-care facilities affordable to households~~
19 ~~of low or moderate income. The project sponsor shall supply any information necessary to assist the~~
20 Department in this determination.

21 (b) Notice to Development Fee Collection Unit of Requirements. After the Department has
22 made its final determination of the net addition of gross square feet of each type of space subject to
23 Section 414.1 et seq., it shall immediately notify the Development Fee Collection Unit at DBI of its
24 determination in addition to the other information required by Section 402(b) of this Article.

1 (c) Sponsor's Choice to Fulfill Requirements. Prior to issuance of a building or site permit
2 for a development project subject to the requirements of Section 414.1 et seq., the sponsor shall elect
3 one of the six options listed below to fulfill any requirements imposed as a condition of approval and
4 notify the Department of their choice of the following:

5 (1) Provide a child-care facility on the premises of the development project for the life of the
6 project pursuant to Section 414.5; or

7 (2) In conjunction with the sponsors or one or more other development projects subject to
8 Section 414.1 et seq. located within 1/2 mile of one another, provide a single child-care facility on the
9 premises of one of their development projects for the life of the project as set forth in Section 414. 6 ; or

10 (3) Either singly or in conjunction with the sponsors or one or more other development
11 projects subject to Section 414.1 et seq. located within 1/2 mile of one another, provide a single child-
12 care facility to be located within one mile of the development project(s) pursuant to Section 414.7 ; or

13 (4) Pay an in-lieu fee to the Development Fee Collection Unit at DBI pursuant to Section
14 414.8; or

15 (5) Combine payment of an in-lieu fee to the Child Care Capital Fund with construction of a
16 child-care facility on the premises or providing child-care facilities near the premises, either singly or
17 in conjunction with other sponsors pursuant to Section 414.9 ; or

18 (6) Enter into an arrangement pursuant to which a nonprofit organization shall provide a
19 child-care facility at a site within the City pursuant to Section 414.10 .

20 ~~(2) Prior to either the Department's or the Commission's approval of a building or site~~
21 ~~permit for a development project subject to this Section , the Department shall issue a notice complying~~
22 ~~with Planning Code Section 306.3 , setting forth its initial determination of the net addition of gross~~
23 ~~square feet of office or hotel space subject to this Section.~~

24 ~~(3) Any person may appeal the initial determination by delivering an appeal in writing to~~
25 ~~the Department within 15 days of such notice. If the initial determination is not appealed within the~~

1 ~~time allotted, the initial determination shall become a final determination. If the initial determination is~~
2 ~~appealed, the Commission shall schedule a public hearing prior to the approval of the development~~
3 ~~project by the Commission or the Department to determine the net addition of gross square feet of~~
4 ~~office or hotel space subject to this. The public hearing may be scheduled separately or simultaneously~~
5 ~~with a hearing under City Planning Code Sections 139, 306.2, 309(h), 313.4, 315.3 or a Discretionary~~
6 ~~Review hearing under San Francisco Business and Tax Regulations Code Section 26. The Commission~~
7 ~~shall make a final determination of the net addition of gross square feet at the hearing.~~

8 (4) ~~— The final determination of the net addition of gross square feet of office or hotel space~~
9 ~~subject to Section shall be set forth in the conditions of approval relating to the child care requirement~~
10 ~~in any building or site permit application approved by the Department or the Commission. The~~
11 ~~Department shall notify the Treasurer of the final determination of the net addition of gross square feet~~
12 ~~of office or hotel space subject to this ordinance within 30 days of the date of the final determination.~~
13 ~~The Department shall notify the Treasurer that the development project is subject to Section prior to~~
14 ~~the time the Department or the Commission approves the permit application.~~

15 (d) Department Notice to Development Fee Collection Unit of Sponsor's Choice. After the
16 project sponsor has notified the Department of their choice to fulfill the requirements of Section 414.1
17 et seq., the Department shall immediately notify the Development Fee Collection Unit at DBI of the
18 sponsor's choice.

19 (e) Development Fee Collection Unit Notice to Department Prior to Issuance of the First
20 Certificate of Occupancy. The Development Fee Collection Unit at DBI shall provide notice in writing
21 or electronically to the Department prior to issuing the first certificate of occupancy for any
22 development project subject to Section 414.1 et seq. that has elected to fulfill all or part of its
23 requirement with an option other than payment of an in-lieu fee. If the Department notifies the Unit at
24 such time that the sponsor has not satisfied the requirements, the Director of DBI shall deny any and
25

1 all certificates of occupancy until the subject project is brought into compliance with the requirements
2 of Section 414.1 et seq.

3 (f) Process for Revisions of Determination of Requirements. In the event that the
4 Department or Commission takes action affecting any development project subject to Section 414.1 et
5 seq. and such action is subsequently modified, superseded, vacated, or reversed by the Board of
6 Appeals, the Board of Supervisors, or by court action, the procedures of Section 402(c) of this Article
7 shall be followed.

8 ~~(b)(1)~~ SEC. 414.5. COMPLIANCE BY PROVIDING AN ON-SITE CHILD-CARE FACILITY.

9 The sponsor of ~~any~~ a development to ~~this~~ Section 414.1 et seq. may elect to provide a child-
10 care facility on the premises of the development project for the life of the project to meet the
11 requirements of ~~this~~ Section 414.1 et seq. The sponsor shall, prior to the issuance of the first
12 certificate of occupancy by DBI for the development project, provide proof to ~~the Treasurer and~~
13 the Department that:

14 (A) A space on the premises of the development project has been provided to a
15 nonprofit child-care provider without charge for rent, utilities, property taxes, building services,
16 repairs, or any other charges of any nature, as evidenced by a lease and an operating
17 agreement between the sponsor and the provider with minimum terms of three years;

18 (B) The child-care facility is a licensed child-care facility;

19 (C) The child-care facility has a minimum gross floor area of 3,000 square feet or an
20 area determined according to the following formula, whichever is greater:

Net add. gross sq. ft. off. or hotel space	× .01 =	sq. ft. of child-care facility
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23 In the event that the net addition of gross square feet of office or hotel of the
24 development project is less than 300,000 square feet, the child-care facility may have a
25

1 minimum gross floor area of 2,000 square feet or the area determined according to the above
2 formula, whichever is greater; and

3 (D) A notice of special restriction has been recorded stating that the development
4 project is subject to ~~this~~ Section 414.1 et seq. and is in compliance herewith by providing a child-
5 care facility on the premises.

6 ~~(2)~~ SEC. 414.6. COMPLIANCE IN CONJUNCTION WITH THE SPONSORS OF OTHER
7 DEVELOPMENT PROJECTS TO PROVIDE AN ON-SITE CHILD-CARE FACILITY AT ONE OF THE
8 PROJECTS. The sponsor of a development project subject to ~~this~~ Section 414.1 et seq. in
9 conjunction with the sponsors of one or more other development projects subject to ~~this~~
10 Section 414.1 et seq. located within 1/2 mile of one another may elect to provide a single child-
11 care facility on the premises of one of their development projects for the life of the project to
12 meet the requirements of ~~this~~ Section 414.1 et seq. The sponsors shall, prior to the issuance of
13 the first certificate of occupancy by DBI for any one of the development projects complying
14 with this part, provide proof to ~~the Treasurer and~~ the *Planning* Department that:

15 (A) A space on the premises of one of their development projects has been
16 provided to a nonprofit child-care provider without charge for rent, utilities, property taxes,
17 building services, repairs, or any other charges of any nature, as evidenced by a lease and an
18 operating agreement between the sponsor in whose project the facility will be located and the
19 provider with minimum terms of three years;

20 (B) The child-care facility is a licensed child-care facility;

21 (C) The child-care facility has a minimum gross floor area of 3,000 square feet or an
22 area determined according to the following formula, whichever is greater:

Combined net add. gross sq. ft. office or hotel space of all participating dev. projects	× .01 =	sq. ft. of child-care facility
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1 In the event that the net addition of gross square feet of office or hotel space of all
2 participating projects is less than 300,000 square feet, the child-care facility may have a
3 minimum gross floor area of 2,000 square feet or the area determined according to the above
4 formula, whichever is greater; and

5 (D) A written agreement binding each of the participating project sponsors
6 guaranteeing that the child-care facility will be provided for the life of the development project
7 in which it is located, or for as long as there is a demonstrated demand, as determined under
8 ~~Subsection (h) of this~~ Section 414.12 ~~314.4~~, has been executed and recorded in the chain of title
9 of each participating building.

10 ~~(3)~~ SEC. 414.7. COMPLIANCE IN CONJUNCTION WITH THE SPONSORS OF OTHER
11 DEVELOPMENT PROJECTS TO PROVIDE A CHILD-CARE FACILITY WITHIN ONE MILE OF
12 THE DEVELOPMENT PROJECTS . The sponsor of a development project subject to ~~this~~
13 Section 414.1 et seq., either singly or in conjunction with the sponsors of one or more other
14 development projects subject to ~~this~~ Section 414.1 et seq. located within 1/2 mile of one
15 another, may elect to provide a single child-care facility to be located within one mile of the
16 development project(s) to meet the requirements of ~~this~~ Section 414.1 et seq. Subject to the
17 discretion of the Department, the child-care facility shall be located so that it is reasonably
18 accessible to public transportation or transportation provided by the sponsor(s). The
19 sponsor(s) shall, prior to the issuance of the first certificate of occupancy by DBI for any
20 development project complying with this part, provide proof to ~~the Treasurer and the Planning~~
21 Department that:

22 (A) A space has been provided to a nonprofit child-care provider without charge for
23 rent, utilities, property taxes, building services, repairs, or any other charges of any nature, as
24 evidenced by a lease or sublease and an operating agreement between the sponsor(s) and
25 the provider with minimum terms of three years;

1 (B) The child-care facility is a licensed child-care facility;

2 (C) The child-care facility has a minimum gross floor area of 3,000 square feet or an
3 area determined according to the following formula, whichever is greater:

4 Combined net add. gross sq. ft. office or hotel 5 space of all participating dev. projects	.01 =	sq. ft. of child-care facility
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6 In the event that the net addition of gross square feet of office or hotel space of all
7 participating projects is less than 300,000 square feet, the child-care facility may have a
8 minimum gross floor area of 2,000 square feet or the area determined according to the above
9 formula, whichever is greater; and

10 (D) A written agreement binding each of the participating project sponsors, with a
11 term of 20 years from the date of issuance of the first certificate of occupancy for any
12 development project complying with this part, guaranteeing that a child-care facility will be
13 leased or subleased to one or more nonprofit child-care providers for as long as there is a
14 demonstrated demand under ~~Subsection (h) of this~~ Section ~~414.12~~ 314.4 has been executed and
15 recorded in the chain of title of each participating building.

16 ~~(4)~~ SEC. 414.8. COMPLIANCE BY PAYMENT OF AN IN-LIEU FEE. (a) The sponsor of a
17 development project subject to ~~this~~ Section 414.1 et seq. may elect to pay a fee in lieu of
18 providing a child-care facility. The fee shall be computed as follows:

19 Net add. gross sq. ft. office or hotel space	x \$1.00 = Total Fee
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20 ~~Upon payment of the fee in full to the Treasurer and upon request of the sponsor, the Treasurer~~
21 ~~shall issue a certification that the fee has been paid. The sponsor shall present such certification to the~~
22 ~~Department prior to the issuance by DBI of the first certificate of occupancy for the development~~
23 ~~project.~~

(b) The in-lieu fee is due and payable to the Development Fee Collection Unit at DBI prior to issuance of the first construction document with an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Child Care Capital Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.

~~(5)~~ SEC. 414.9. COMPLIANCE BY COMBINING PAYMENT OF AN IN-LIEU FEE WITH CONSTRUCTION OF A CHILD-CARE FACILITY. The sponsor of a development project subject to ~~this~~ Section 414.1 et seq. may elect to satisfy its child-care requirement by combining payment of an in-lieu fee to the Child Care Capital Fund with construction of a child-care facility on the premises or providing child-care facilities near the premises, either singly or in conjunction with other sponsors. The child-care facility to be constructed on-site or provided near-site under this election shall be subject to all of the requirements of whichever of ~~Parts Sections 414.5, 414.6 and 414.7 (b)(1), (2) and (3) of this Section 314.4~~ Parts Sections 414.5, 414.6 and 414.7 (b)(1), (2) and (3) of this Section 314.4 is applicable, and shall have a minimum floor area of 3,000 gross square feet. If the net addition of gross square feet of office or hotel space of all participating projects is less than 300,000 square feet, the minimum gross floor area of the facility shall be 2,000 square feet. The in-lieu fee to be paid under this election shall be subject to all of the requirements of ~~Part (b)(4) of this Section 414.8 314.4~~ Part (b)(4) of this Section 414.8 314.4 and shall be determined by the Commission according to the following formula:

Net add. gross sq ft. space - subject project	Net. add. gross sq. ft. space subject project Net. add. gross sq. ft. space all participating projects	x	Sq. ft. child- care facility	100	\$1.00	x	Total Fee for Subject Project
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1 ~~(6)~~ SEC. 414.10. COMPLIANCE BY ENTERING INTO AN ARRANGEMENT WITH A NON-
 2 PROFIT ORGANIZATION. The sponsor of a development project subject to this Section may
 3 elect to satisfy its child-care requirement by entering into an arrangement pursuant to which a
 4 nonprofit organization will provide a child-care facility at a site within the City. The sponsor
 5 shall, prior to the issuance of the first certificate of occupancy by the Director of DBI ~~the~~
 6 ~~Department of Building Inspection~~ for the development project, provide proof to the Director of
 7 Planning that:

8 (a) ~~(A)~~ A space for a child-care facility has been provided by the nonprofit organization,
 9 either for its own use if the organization will provide child-care services, or to a nonprofit child-
 10 care provider without charge for rent, utilities, property taxes, building services, repairs, or any
 11 other charges of any nature, as evidenced by a lease or sublease and an operating
 12 agreement between the nonprofit organization and the provider with minimum terms of three
 13 years;

14 (b) ~~(B)~~ The child-care facility is a licensed child-care facility;

15 (c) ~~(C)~~ The child-care facility has a minimum gross floor area of 3,000 square feet or an
 16 area determined according to the following formula, whichever is greater:

Net add. gross sq. ft. office or hotel space	× .01 =	sq. ft. of child-care facility
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19 In the event that the net addition of gross square feet of office or hotel space is less
 20 than 300,000 square feet, the child-care facility may have a minimum gross floor of 2,000
 21 square feet or the area determined according to the above formula, whichever is greater;

22 (d) ~~(D)~~ The nonprofit organization has executed and recorded a binding written
 23 agreement, with a term of 20 years from the date of issuance of the first certificate of
 24 occupancy for the development project, pursuant to which the nonprofit organization
 25 guarantees that it will operate a child-care facility or it will lease or sublease a child-care

1 facility to one or more nonprofit child-care providers for as long as there is a demonstrated
2 need under ~~Subsection (h) of this~~ Section ~~414.12~~ ~~314.4~~, and that it will comply with all of the
3 requirements imposed on the nonprofit organization under ~~this Paragraph (b)(6)~~ ~~Section 414.10~~
4 and imposed on a sponsor under ~~Subsections (g), (h) and (i) of~~ Sections ~~414.4~~ ~~314.4~~.

5 ~~(e) (E)~~ To support the provision of a child-care facility in accordance with the foregoing
6 requirements, the sponsor has paid to the nonprofit organization a sum which equals or
7 exceeds the amount of the in-lieu fee which would have been applicable to the project under
8 Section ~~414.4(b)(4)~~ ~~314.4(b)(4)~~.

9 ~~(f) (F)~~ The Department of Children, Youth and Their Families has determined that the
10 proposed child-care facility will help meet the needs identified in the San Francisco Child Care
11 Needs Assessment and will be consistent with the City Wide Child Care Plan; provided,
12 however, that this Paragraph (F) shall not apply to any office or hotel development project
13 approved by the Planning Commission prior to December 31, 1999.

14 Upon compliance with the requirements of this ~~Section Part~~, the nonprofit organization
15 shall enjoy all of the rights and be subject to all of the obligations of the sponsor, and the
16 sponsor shall have no further rights or obligations under ~~this~~ Section ~~414.1 et seq.~~

17 ~~(e) — The Director of the Department of Building Inspections shall provide notice in writing to~~
18 ~~the Director of Planning at least five business days prior to issuing the first certificate of occupancy for~~
19 ~~any development project subject to this Section. If the Director of Planning notifies the Director of the~~
20 ~~Department of Building Inspections within such time that the sponsor has not complied with the~~
21 ~~provisions of Section, the Director of the Department of Building Inspections shall deny any and all~~
22 ~~construction documents and certificates of occupancy. If the Director of Planning notifies the Director~~
23 ~~of the Department of Building Inspections that the sponsor has complied with this Section or fails to~~
24 ~~respond within five business days, a certificate of occupancy shall not be disapproved pursuant to this~~
25 ~~Section. Any failure of the Director of the Department of Building Inspections or the Director of~~

1 ~~Planning to give any notice under this Subsection shall not relieve a sponsor from compliance with this~~
2 ~~Section.~~

3 ~~(d) — In the event that the Department or the Commission takes action affecting any~~
4 ~~development project subject to this Section and such action is thereafter modified, superseded, vacated,~~
5 ~~or reversed by the Department or the Commission, Board of Appeals, the Board of Supervisors, or by~~
6 ~~court action, the permit application for such office development project shall remanded to the~~
7 ~~Department or Commission within 60 days following the date on which such action is final to~~
8 ~~determine whether the proposed project has been changed in a manner which affects the area of the~~
9 ~~child-care facility or the amount of the in-lieu fee to be provided under this Section 314.4 and, if so, the~~
10 ~~Department or the Commission shall revise the child-care requirement imposed on the permit~~
11 ~~application in compliance with this Section, and shall promptly notify the Treasurer and DBI of that~~
12 ~~revision.~~

13 ~~(e) — The sponsor shall supply all information to the Treasurer, the Department, and the~~
14 ~~Commission necessary to make a determination as to the applicability of this Section and the number of~~
15 ~~gross square feet of office or hotel space subject to this Section.~~

16 ~~(f) — Within nine months of the effective date of Section the Commission shall, after public~~
17 ~~notice and a hearing pursuant to Charter Section 4.104, adopt rules and regulations by which~~
18 ~~compliance with this Subsection shall be determined.~~

19 ~~(g) SEC. 414.11. SPONSOR REPORTS TO THE DEPARTMENT. In the event that a~~
20 ~~sponsor elects to satisfy its child-care requirement under Section 414.5, 414.6, 414.7, or 414.9~~
21 ~~314(b)(1), (2), (3) or (5) by providing an on-site or near-site child-care facility, the sponsor shall~~
22 ~~submit a report to the Department in January of each year for the life of the child-care facility.~~
23 ~~The report shall have attached thereto a copy of the license issued by the California~~
24 ~~Department of Social Services permitting operation of the child-care facility, and shall state:~~

- 25 (1) The address of the child-care facility;

- 1 (2) The name and address of the child-care provider operating the facility;
- 2 (3) The size of the center in terms of floor area;
- 3 (4) The capacity of the child-care facility in terms of the maximum number of
- 4 children for which the facility is authorized to care under the license;
- 5 (5) The number and ages of children cared for at the facility during the previous
- 6 year; and
- 7 (6) The fees charged parents for use of the facility during the previous year.

8 ~~(h)~~ SEC. 414.12. APPLICATION TO ELIMINATE THE CHILD-CARE FACILITY OR
 9 REDUCE THE FLOOR AREA. In the event that a sponsor elects to satisfy its child-care
 10 requirement under ~~Paragraphs~~ Sections 414.5, 414.6, 414.7 or 414.9 ~~314.4(b)(1), (2), (3) or (5)~~ by
 11 providing an on-site or near-site child-care facility, or under ~~Paragraph~~ Section 414.10
 12 ~~314.4(b)(6)~~ by agreement with a non-profit organization, the sponsor, or in the case of a facility
 13 created pursuant to ~~Paragraph~~ Section 414.10 ~~314.4(b)(6)~~ the non-profit organization, may apply
 14 to the Department to eliminate the facility or to reduce the floor area of the facility in any
 15 amount, providing, however, that the gross floor area of a reduced facility is at least 2,000
 16 square feet. The Department shall schedule a public hearing on any such application before
 17 the Commission and provide notice pursuant to ~~City Planning Code~~ Section 306.3(a) of this
 18 Code at least two months prior to the hearing. The application may be granted only where the
 19 sponsor has demonstrated that there is insufficient demand for the amount of floor area then
 20 devoted to the on-site or near-site child-care facility. The actual reduction in floor area or
 21 elimination of the child-care facility shall not be permitted in any case until six months after the
 22 application is granted. Such application may be made only five years or more after the
 23 issuance of the first certificate of occupancy for the project. Prior to the reduction in floor area
 24 or elimination of the child care facility, the sponsor shall pay an in-lieu fee to the Development
 25 Fee Collection Unit at DBI ~~City's Treasurer~~ to be computed as follows:

(20 - No. of years since issuance of <u>first construction document or first certificate of occupancy, whichever applies</u>)	×	Net reduction gross sq. ft. child-care facility	×	\$100 =	Total Fee
20					

Upon payment of the fee in full to the ~~Treasurer~~ Development Fee Collection Unit and upon request of the sponsor, ~~the Treasurer~~ Development Fee Collection Unit shall issue a certification that the fee has been paid. The sponsor shall present such certification to the Director prior to the reduction in the floor area or elimination of the child care facility.

(i) SEC. 414.13. AFFORDABILITY REQUIREMENT. The child care provider operating any child care facility pursuant to Sections 414.5, 414.6, 414.7 or 414.9 ~~314.4(b)(1), (2), (3) or (5)~~ shall reserve at least 10 percent of the maximum capacity of the child care facility as determined by the license for the facility issued by the California Department of Social Services to be affordable to children of households of low income. The Department shall adopt rules and regulations to determine the rates to be charged to such households at the same time and following the procedures for the adoption of rules and regulations under Section 414.15 ~~314.5~~.

~~(j) — The fee required by this ordinance is due and payable to the Treasurer prior to issuance of the first certificate of occupancy for the office development project. Except in the case of a reduction in space of the child care facility pursuant to Subsection (h), if the fee remains unpaid following issuance of the certificate, any amount due shall accrue interest at the rate of one and one half percent per month, or fraction thereof, from the date of issuance of the certificate until the date of final payment. Where the amount due is as a result of a reduction in space of the child care facility pursuant~~

1 ~~to subsection (h), such interest shall accrue from the date on which the available space is reduced until~~
2 ~~the date of final payment.~~

3 ~~(k) — In the event that a development project for which an in-lieu fee imposed under Section~~
4 ~~has been fully paid is demolished or converted to a use or uses not subject to this ordinance prior to the~~
5 ~~expiration of its estimated useful life, the City shall refund to the sponsor a portion of the amount of an~~
6 ~~in-lieu fee paid. The portion of the fee refunded shall be determined on a pro-rata basis according to~~
7 ~~the ratio of the remaining useful life of the project at the time of demolition or conversion in relation to~~
8 ~~its total useful life. For purposes of this ordinance, the useful life of a development project shall be 50~~
9 ~~years.~~

10 ~~(l) — (1) A sponsor's failure to pay the fee imposed pursuant to this ordinance shall constitute~~
11 ~~cause for the City to record a lien against the development project in the sum of the in-lieu fee required~~
12 ~~under this ordinance, as adjusted under this ordinance, as adjusted under this Section.~~

13 ~~(2) — If, for any reason, the fee imposed pursuant to this ordinance remains unpaid following~~
14 ~~issuance of the certificate, the Treasurer shall initiate proceedings in accordance with the procedures~~
15 ~~set forth in Article XX of Chapter 10, of the San Francisco Administrative Code to make the entire~~
16 ~~unpaid balance of the fee, including interest, a lien against all parcels used for the development~~
17 ~~project. The Treasurer shall send all notices required by that Article to the owner of the property as~~
18 ~~well as the sponsor. The Treasurer shall also prepare a preliminary report notifying the sponsor of a~~
19 ~~hearing to confirm such report by the Board of Supervisors at least 10 days before the date of the~~
20 ~~hearing. The report to the sponsor shall contain the sponsor's name, a description of the sponsor's~~
21 ~~development project, a description of the parcels of real property to be encumbered as set forth in the~~
22 ~~Assessor's Map Books for the current year, a description of the alleged violation of this ordinance, and~~
23 ~~shall fix a time, date, and place for hearing. The Treasurer shall cause this report to be mailed to the~~
24 ~~sponsor and each owner of record of the parcels of real property subject to lien. Except for the release~~
25 ~~of lien recording fee authorized by Administrative Code Section 10.237, all sums collected by the Tax~~

1 ~~Collector pursuant to this ordinance shall be held in trust by the Treasurer and deposited in the Child~~
2 ~~Care Capital Fund established in Section 314.5.~~

3 ~~(3) — Any notice required to be given to a sponsor or owner shall be sufficiently given or~~
4 ~~served upon the sponsor or owner for all purposes hereunder if personally served upon the sponsor or~~
5 ~~owner or if deposited, postage prepaid, in a post office letterbox addressed in the name of the sponsor~~
6 ~~or owner at the official address of the sponsor or owner maintained by the Tax Collector for the~~
7 ~~mailing of tax bills or, if no such address is available, to the sponsor at the address of the development~~
8 ~~project, and to the applicant for the site or building permit at the address on the permit application.~~

9 SEC. 414.14. LIEN PROCEEDINGS. If, for any reason, the fee imposed by Section 414.1 et seq.
10 remains unpaid following issuance of the certificate of occupancy, the Development Fee Collection
11 Unit at DBI shall institute lien proceedings to make the entire unpaid balance of the fee, plus interest
12 and any deferral surcharge, a lien against all parcels used for the development project in accordance
13 with Section 408 of this Article and Section 107A.13.15 of the San Francisco Building Code.

14 SEC. 414.15 ~~314.5~~. CHILD CARE CAPITAL FUND.

15 There is hereby established a separate fund set aside for a special purpose called the
16 Child Care Capital Fund ("Fund"). All monies contributed pursuant to the provisions of ~~this~~
17 Section 414.1 et seq., and all other monies from the City's General Fund or from contributions
18 from third parties designated for the fund shall be deposited in the ~~f~~Fund. ~~For a period of three~~
19 ~~years from the date of final adoption of this ordinance, no more than 25 percent of the money deposited~~
20 ~~in the fund shall be paid to providers operating child care facilities subject to Sections 314.4(b)(1), (2),~~
21 ~~(3) and (5) to reduce the cost of providing affordable child care services to children from households of~~
22 ~~low income as required in Section 314.4(i). The remaining monies deposited in the fund during such~~
23 ~~three-year period, and~~ All monies in the fund following expiration of such three-year period, shall be
24 used solely to increase and/or improve the supply of child care facilities affordable to
25 households of low and moderate income; except that monies from the fund shall be used by

1 the Director to fund in a timely manner ~~a~~ any nexus study required to demonstrate the
2 relationship between commercial development projects and child care demand as described
3 in ~~San Francisco Planning Code~~ Section ~~414.4~~ 314.4. ~~In the event that no child care facility is in~~
4 ~~operation under Sections 314.4(b)(1), (2), (3) or (5) during such three year period, the maximum of 25~~
5 ~~percent of the fund reserved for households of low income shall be spent solely to increase and/or~~
6 ~~improve the supply of child care facilities affordable to households of low and moderate income.~~The
7 ~~f~~und shall be administered by the Director, who shall adopt rules and regulations governing
8 the disposition of the ~~f~~und which are consistent with ~~this~~ Section ~~414.1 et seq.~~ Such rules and
9 regulations shall be subject to approval by resolution of the Board of Supervisors.

10 ~~SEC. 314.6. PARTIAL INVALIDITY AND SEVERABILITY.~~

11 ~~If any provision of this Section, or its application to any development project or to any~~
12 ~~geographical area of the City, is held invalid, the remainder of the Section, or the application of such~~
13 ~~provision to other office or hotel development projects or to any other geographical areas of the City,~~
14 ~~shall not be affected thereby.~~

15 ~~SEC. 314.7. ANNUAL EVALUATION.~~

16 ~~Commencing one year after the effective date of this Section and each year thereafter, the~~
17 ~~Director shall report to the Commission at a public hearing and to the Planning, Housing and~~
18 ~~Development Committee of the Board of Supervisors at a separate public hearing, on the status of~~
19 ~~compliance with this Section and the efficacy of this Section in mitigating the City's shortage of child~~
20 ~~care facilities generated by the office and hotel development projects subject to this Section. Five years~~
21 ~~after the effective date of this Section, the Commission shall review the formulae set forth in Section~~
22 ~~314.4. In such report, the Director shall recommend any changes in the formulae.~~

23 SEC. ~~414.1.~~ 314.8. DECREASE IN CHILD CARE FORMULAE AFTER STUDY.

24 If the Commission determines after review of an empirical study that the formulae set
25 forth in Section ~~414.4~~ 314.4 impose a greater requirement for child care facilities than is

1 necessary to provide child care for the number of employees attracted to office and hotel
2 development projects subject to ~~this~~ Section 414.1 et seq., the Commission shall, within three
3 years of making such determination, refund that portion of any fee paid or permit a reduction
4 of the space dedicated for child care by a sponsor consistent with the conclusions of such
5 study. The Commission shall adjust any sponsor's requirement and the formulae set forth in
6 Section 414.4 ~~314.4~~ so that the amount of the exaction is set at the level necessary to provide
7 child care for the employees attracted to office and hotel development projects subject to ~~this~~
8 Section 414.1 et seq..

9 SEC. 415 (~~formerly Section 315~~). HOUSING REQUIREMENTS FOR RESIDENTIAL
10 AND LIVE/WORK DEVELOPMENT PROJECTS. Sections 415.1 through 415.9 ~~315.1-315.9~~,
11 hereafter Section 415.1 et seq., set forth the requirements and procedures for the Residential
12 Inclusionary Affordable Housing Program ("Program").

13 The Department ~~of City Planning~~ and MOH ~~the Mayor's Office of Housing~~ shall periodically
14 publish a Procedures Manual containing procedures for monitoring and enforcement of the
15 policies and procedures for implementation of this Program. The Procedures Manual must be
16 made available at the Zoning Counter of the ~~Planning~~ Department and on the ~~Planning~~
17 Department's web site. The Procedures Manual shall not be amended, except for an annual
18 update of the affordability housing guidelines, which reflect updated income limits, prices, and
19 rents, without approval of the ~~Planning~~ Commission or as otherwise specified herein.

20 The Procedures Manual in effect at the time of initial purchase or initial rental of a unit
21 shall govern the regulation of that unit until it is sold or re-rented unless an owner or current
22 tenant chooses to be governed by all of the more up-to-date provisions of the then-current
23 Procedures Manual. In that case, the owner or tenant must agree to be governed by the
24 totality of the new regulations -- an owner or tenant may not pick some provisions from the
25 Procedures Manual in effect at the time of initial purchase or initial rental and some in effect in

1 the then-current Procedures Manual. If the owner or tenant chooses to be governed by the
2 then-current Procedures Manual he or she shall sign an agreement with the City to that effect,
3 and the *Planning* Department and *MOH Mayor's Office of Housing* shall apply all of the rules
4 and regulations in the then-current Procedures Manual to the unit.

5 SEC. ~~415.1. 315.2.~~ FINDINGS.

6 A. The Board of Supervisors hereby finds and declares as follows:

7 Affordable Housing: The findings in *former* Planning Code Section 315.2 of the
8 Inclusionary Affordable Housing Ordinance are hereby readopted and updated as follows:

9 1. Affordable housing is a paramount statewide concern. In 1980, the Legislature
10 declared in Government Code Section 65580:

11 (a) The availability of housing is of vital statewide importance, and the early
12 attainment of decent housing and a suitable living environment for every California family is a
13 priority of the highest order.

14 (b) The early attainment of this goal requires the cooperative participation of
15 government and the private sector in an effort to expand housing opportunities and
16 accommodate the housing needs of Californians of all economic levels.

17 (c) The provision of housing affordable to low-and moderate-income households
18 requires the cooperation of all levels of government.

19 (d) Local and state governments have a responsibility to use the powers vested in
20 them to facilitate the improvement and development of housing to make adequate provision
21 for the housing needs of all economic segments of the community.

22 The Legislature further stated in Government Code Section 65581 that:

23 It is the intent of the Legislature in enacting this article:

24 (a) To assure that counties and cities recognize their responsibilities in contributing
25 to the attainment of the state housing goal.

1 (b) To assure that counties and cities will prepare and implement housing elements
2 which will move toward attainment of the state housing goal.

3 (c) To recognize that each locality is best capable of determining what efforts are
4 required by it to contribute to the attainment of the state housing goal.

5 The California Legislature requires each local government agency to develop a
6 comprehensive long-term general plan establishing policies for future development. As
7 specified in the Government Code (at Sections 65300, 65302(c), and 65583(c)), the plan must
8 (1) "encourage the development of a variety of types of housing for all income levels,
9 including multifamily rental housing"; (2) "[a]ssist in the development of adequate housing to
10 meet the needs of low- and moderate-income households"; and (3) "conserve and improve
11 the condition of the existing affordable housing stock, which may include addressing ways to
12 mitigate the loss of dwelling units demolished by public or private action."

13 2. San Francisco faces a continuing shortage of affordable housing for very low
14 and low-income residents. The San Francisco Planning Department reported that for the four-
15 year period between 2000 and 2004, 8,389 total new housing units were built in San
16 Francisco. This number includes 1,933 units for low and very low-income households out of a
17 total need of 3,930 low and very low-income housing units for the same period. According to
18 the state Department of Housing and Community Development, there will be a regional need
19 for 230,743 new housing units in the nine Bay Area counties from 1999 *through* –2006. Of that
20 amount, at least 58 percent, or 133, 164 units, are needed for moderate, low and very low-
21 income households. The Association of Bay Area Governments (ABAG) is responsible for
22 dividing the total regional need numbers among its member governments which includes both
23 counties and cities. ABAG estimates that San Francisco's low and very low-income housing
24 production need from 1999 through 2006 is 7,370 units out of a total new housing need of
25 20,372 units, or 36 percent of all units built. Within the past four years, only 23 percent of all

1 housing built, or 49 percent of the previously projected housing need for low and very low-
2 income housing for the same period, was produced in San Francisco. The production of
3 moderate income rental units also fell short of the ABAG goal. Only 351 moderate income
4 units were produced over the previous four years, or four percent of all units built, compared
5 to ABAG's call for 28 percent of all units to be affordable to households of moderate income.
6 Given the need for 3,007 moderate income units over the four-year period, only 12 percent of
7 the projected need for moderate income units was built.

8 3. In response to the above mandate from the California Legislature and the
9 projections of housing needs for San Francisco, San Francisco has instituted several
10 strategies for producing new affordable housing units. The 2004 Housing Element of the
11 General Plan recognizes the need to support affordable housing production by increasing site
12 availability and capacity for permanently affordable housing through the inclusion of affordable
13 units in larger housing projects. Further, the City, as established in the General Plan, seeks to
14 encourage the distribution of affordable housing throughout all neighborhoods and, thereby,
15 offer diverse housing choices and promote economic and social integration. The 2004
16 Housing Element calls for an increase in the production of new affordable housing and for the
17 development of mixed income housing to achieve social and cultural diversity. *This Section*
18 *415.1 et seq. legislation* furthers the goals of the State Legislature and the General Plan.

19 4. The 2005 Consolidated Plan for July 1, 2000--June 30, 2005, issued by the
20 Mayor's Office of Community Development and the Mayor's Office of Housing, establishes
21 that extreme housing pressures face San Francisco, particularly in regard to low- and
22 moderate-income residents. Many elements constrain housing production in the City. This is
23 especially true of affordable housing. As discussed in the 2004 Housing Element published by
24 the City Planning Department. San Francisco is largely built out, with very few large open
25 tracts of land to develop. As noted in the 2000 Consolidated Plan, its geographical location at

1 the northern end of a peninsula inherently prevents substantial new development. There is no
2 available adjacent land to be annexed, as the cities located on San Francisco's southern
3 border are also dense urban areas. Thus new construction of housing is limited to areas of the
4 City not previously designated as residential areas, infill sites, or to areas with increased
5 density. New market-rate housing absorbs a significant amount of the remaining supply of
6 land and other resources available for development and thus limits the supply of affordable
7 housing.

8 There is a great need for affordable rental and owner-occupied housing in the City.
9 Housing cost burden is one of the major standards for determining whether a locality is
10 experiencing inadequate housing conditions, defined as households that expend 30 percent
11 or more of gross income for rent or 35 percent or more of household income for owner costs.
12 The 2000 Census indicates that 64,400 renter households earning up to 80 percent of the
13 area median income are cost burdened. Of these, about 25,000 households earn less than 50
14 percent AMI and pay more than 50 percent of their income to rent. According to more recent
15 data from the American Housing Survey, 80,662 total renter households, or 41 percent, are
16 cost burdened in 2003. A significant number of owners are also cost burdened. According to
17 2000 Census data, 18,237 of owners are cost-burdened, or 23 percent of all owner
18 households. The 2003 American Housing Survey indicates that this level has risen to 29
19 percent.

20 The San Francisco residential real estate market is one of the most expensive in the
21 United States. In May 2005, the California Association of Realtors reported that the median
22 priced home in San Francisco was \$755,000.00. This is 18 percent higher than the median
23 priced home one year earlier, 44 percent higher than the State of California median, and 365
24 percent higher than the nation average. While the national homeownership rate is
25 approximately 69 percent, only approximately 35 percent of San Franciscans own their own

1 home. The majority of market-rate homes for sale in San Francisco are priced out of the reach
2 of low and moderate income households. In May 2005, the average rent for a two-bedroom
3 apartment was \$1,821.00, which is affordable to households earning over \$74,000.00.

4 These factors contribute to a heavy demand for affordable housing in the City that the
5 private market cannot meet. Each year the number of market rate units that are affordable to
6 low income households is reduced by rising market rate rents and sales prices. The number
7 of households benefiting from rental assistance programs is far below the need established by
8 the 2000 Census. Because the shortage of affordable housing in the City can be expected to
9 continue for many years, it is necessary to maintain the affordability of the housing units
10 constructed by housing developers under this Program. The 2004 Housing Element of the
11 General Plan recognizes this need. Objective 1 of the Housing Element is to provide new
12 housing, especially permanently affordable housing, in appropriate locations which meets
13 identified housing needs and takes into account the demand for affordable housing created by
14 employment demand. Objective 6 is to protect the affordability of existing housing, and to
15 ensure that housing developed to be affordable be kept affordable for 50--75 year terms, or
16 even longer if possible.

17 In 2004 the National Housing Conference issued a survey entitled "Inclusionary
18 Zoning: The California Experience." The survey found that as of March 2003, there were 107
19 cities and counties using inclusionary housing in California, one-fifth of all localities in the
20 state. Overall, the inclusionary requirements were generating large numbers of affordable
21 units. Only six percent of jurisdictions reported voluntary programs, and the voluntary nature
22 appears to compromise the local ability to guarantee affordable housing production. While
23 there was a wide range in the affordability percentage-requirements for inclusionary housing,
24 the average requirement for affordability in rental developments is 13 percent. Approximately
25

1 half of all jurisdictions require at least 15 percent to be affordable, and one-quarter require 20
2 percent or more to be affordable.

3 5. Development of new market-rate housing makes it possible for new residents to
4 move to the City. These new residents place demands on services provided by both public
5 and private sectors. Some of the public and private sector employees needed to meet the
6 needs of the new residents earn incomes only adequate to pay for affordable housing.
7 Because affordable housing is in short supply within the City, such employees may be forced
8 to live in less than adequate housing within the City, pay a disproportionate share of their
9 incomes to live in adequate housing within the City, or commute ever-increasing distances to
10 their jobs from housing located outside the City. These circumstances harm the City's ability
11 to attain goals articulated in the City's General Plan and place strains on the City's ability to
12 accept and service new market-rate housing development.

13 6. The development of affordable housing on the same site as market-rate housing
14 increases social and economic integration vis-a-vis housing in the City and has corresponding
15 social and economic benefits to the City. Inclusionary housing provides a healthy job and
16 housing balance. Inclusionary housing provides more affordable housing close to employment
17 centers which in turn may have a positive economic impact by reducing such costs as
18 commuting and labor costs. However, there may also be trade-offs where constructing
19 affordable units at a different site than the site of the principle project may produce a greater
20 number of affordable units without additional costs to the project applicant. If a project
21 applicant may produce a significantly greater number of affordable units off-site then it is in
22 the best interest of the City to permit the development of affordable units at a different location
23 than that of the principal project.

24 7. Provided project applicants can take these requirements into consideration
25 when negotiating to purchase land for a housing project, the requirements of ~~this~~ Section 415.1

1 *et seq.* are generally financially feasible for project applicants to meet, particularly because of
2 the benefits being conferred by the City to housing projects under *Section 415.1 et seq. this*
3 *ordinance. Section 406 This Ordinance* provides a means by which a project applicant may seek
4 a reduction or waiver of the requirements of *this these* mitigation fees if the project applicant
5 can show that imposition of these requirements would create an unlawful financial burden.

6 8. Conditional Use and Planned Unit Development Permits permit the development
7 of certain uses not permitted as of right in specific districts or greater density of permitted
8 residential uses. As the General Plan recognizes, through the conditional use and planned
9 unit development process, applicants for housing projects generally receive material
10 economic benefits. Such applicants are generally permitted to build in excess of the generally
11 applicable black letter requirements of the Planning Code for housing projects resulting in
12 increased density, bulk, or lot coverage or a reduction in parking or other requirements or an
13 approval of a more intensive use over that permitted without the conditional use permit or
14 planned unit development permit. Through the conditional use and planned unit development
15 process, building standards can be relaxed in order to promote lower cost home construction.
16 An additional portion of San Francisco's affordable housing needs can be supplied (with no
17 public subsidies or financing) by private sector housing developers developing inclusionary
18 affordable units in their large market-rate projects in exchange for the density and other
19 bonuses conferred by conditional use or planned unit development approvals, provided it is
20 financially attractive for private sector housing developers to seek such conditional use and/or
21 planned unit development approvals.

22 9. ~~*Live/work as defined in the Planning Code recognizes that "residential living space" is*~~
23 ~~*an integral part of a live/work unit. A substantial portion of new housing development in San Francisco*~~
24 ~~*has been live/work units in Mixed Use Districts South of Market and in industrially zoned areas of San*~~
25 ~~*Francisco where residential development has not traditionally been permitted as of right. Live/work*~~

1 *development projects are subject to less stringent development standards than other types of housing*
2 *projects in certain Mixed Use Districts and industrially zoned areas. Live/work developments are*
3 *conferred an equivalent benefit as projects going through the conditional use or planned unit*
4 *development permit process by virtue of the fact that (1) live/work developments are not required to get*
5 *a conditional use permit for housing development in some Mixed Use Districts and in all industrially*
6 *zoned districts where other residential uses are required to get a conditional use permit; (2) live/work*
7 *developments receive a five foot height bonus above prevailing height limits for specific*
8 *neighborhoods; (3) live/work units are permitted to cover 100 percent of a lot rather than the stricter*
9 *lot coverage requirements that apply to other residential development, typically requiring rear yards*
10 *equal to 15 feet in length or 25 percent of the lot, whichever is greater. Given these benefits conferred*
11 *by statute which allow live/work developments to exceed the limitations on other housing development*
12 *in the City, the Board of Supervisors finds that, for purposes of this Program, live/work developments*
13 *are conferred a private benefit equal to or in excess of housing projects which require a conditional use*
14 *or planned unit development permit. The relaxed building standards applied to live/work projects*
15 *promote the ability to include lower cost home production in live/work projects. A unit meets the*
16 *definition of California Civil Code Section 1940(c) as a "dwelling unit" because it "is used as a home,*
17 *residence or sleeping place by one person who maintains a household or by two or more persons who*
18 *maintain a common household." Live/work units shall not be considered "commercial real property"*
19 *for purposes of Civil Code Section 1954.25 et seq.*

20 9. 10. The City wants to balance the burden on private property owners with the
21 demonstrated need for affordable housing in the City. For the reasons stated above, the
22 Board of Supervisors thus intends to increase the inclusionary housing requirements for all
23 residential projects. In order to balance the burden on property owners, the Board intends to
24 limit the application of an inclusionary housing requirement to 15 percent for housing projects
25 that do not receive any of the benefits described above through the conditional use or planned

1 unit development process, or in live/work projects. A slightly higher percentage will be applied
2 to projects which generally receive benefits through the conditional use or planned unit
3 development process, or in live/work projects. The Housing Element (Policy 4.2) states:
4 Include affordable units in larger housing developments. It also calls for the City to review its
5 inclusionary housing program regularly to ensure fair burden and not constrain new housing
6 production. The Board of Supervisors has reviewed the inclusionary affordable housing
7 program and finds that, for purposes of the Housing Element of the General Plan, increasing
8 the inclusionary housing requirements ensures more fair burden on all housing development
9 and will not constrain new housing production. The Board of Supervisors has reviewed the
10 inclusionary affordable housing program and finds that, for purposes of the Housing Element
11 of the General Plan, a housing project of five units or more is a larger housing project.
12 Expanding the inclusionary housing requirements to buildings of five units or more ensures
13 more fair burden on all housing development and will not constrain new housing production.

14 10. 11. The findings of *former* Planning Code Section 313.2 for the Jobs-Housing
15 Linkage Program, Planning Code Sections 313 et seq., relating to the shortage of affordable
16 housing, the low vacancy rate of housing affordable to persons of lower and moderate
17 income, and the decrease in construction of affordable housing in the City are hereby
18 readopted.

19 11. 12. The Land Use and Economic Development Committee of the Board of
20 Supervisors held hearings on this legislation on July 12 and 19, 2006. At those hearings, the
21 Committee heard testimony from Planning Department staff and consultant Kate Funk of
22 Keyser Marston and Associates regarding a study undertaken at the direction of the Planning
23 Department by the consultant Keyser Marston Associates. The study was entitled Inclusionary
24 Housing Program Sensitivity Analysis, dated July 7, 2006, and was undertaken to examine
25 the economic impacts of adjusted inclusionary requirements on market-rate housing projects

1 ("Sensitivity Analysis"). The study can be found in Board File No. 051685 and is incorporated
2 herein by reference. The study was guided by the Planning Department and MOH Mayor's
3 Office of Housing and informed by a Technical Advisory Committee comprised of a variety of
4 experts from the San Francisco Housing Development and Affordable Housing Advocacy
5 Communities. Planning Department staff presented a report summarizing the findings of the
6 Sensitivity Analysis and the recommendations of the Technical Advisory Committee. That
7 report, dated July 10, 2006, is found in Board File No. 051685 and is incorporated herein by
8 reference. After considering the Sensitivity Analysis and staff report and hearing the
9 recommendations and testimony of the Planning Department, MOH Mayor's Office of Housing,
10 members of the Technical Advisory Committee, and members of the public including
11 representatives of housing developers, community members, and affordable housing
12 advocates, the Land Use and Economic Development Committee considered various
13 amendments to the legislation. The Committee found, among other things, that it was in the
14 public interest to increase the percentage requirements of the ordinance, but not by as much
15 as originally proposed; to modify the application dates of the ordinance to grandfather more
16 existing projects from the increased percentage requirements, but to make most projects
17 subject to the other requirements of the ordinance; and to require further study on some
18 issues by the Planning Department and MOH Mayor's Office of Housing.

19 12. 13. The City of San Francisco, under the direction of the Office of the Controller, has
20 undertaken is undertaking a comprehensive program of analyses to update its programs and
21 supporting documentation for many types of fees, including updating nexus analyses in
22 support of development impact fees. At the direction of the Board of Supervisors and as part
23 of this larger analysis, the City contracted with Keyser Marston Associates to prepare a nexus
24 analysis in support of the Inclusionary Housing Program, or an analysis of the impact of
25 development of market rate housing on affordable housing supply and demand. The Planning

1 Department and ~~MOH Mayor's Office of Housing~~ worked closely with the consultant and also
2 consulted with the Technical Advisory Committee, noted above, comprised of a variety of
3 experts from the San Francisco housing development and affordable housing advocacy
4 communities.

5 The City's current position is that the City's Inclusionary Housing Program including the
6 in-lieu fee provision which is offered as an alternative to building units within market rate
7 projects, is not subject to the requirements of the Mitigation Fee Act, Government Code
8 Sections 66000 et seq. While the City does not expect to alter its position on this matter, due
9 to past legislative actions supporting such a study, the Citywide study being undertaken to
10 conduct nexus studies in other areas, and a general interest in determining whether the
11 Inclusionary Program can be supported by a nexus type analysis as an additional support
12 measure, the City contracted to undertake the preparation of a nexus analysis at this time.

13 The final study can be found in the Board of Supervisors File No. _____ and is
14 incorporated by reference herein. The Board of Supervisors has reviewed the study and staff
15 analysis and report of the study and, on that basis finds that the study supports the current
16 inclusionary housing requirements. Specifically, the Board finds that this study: identifies the
17 purpose of the fee to mitigate impacts on the demand for affordable housing in the City;
18 identifies the use to which the fee is to be put as being to increase the City's affordable
19 housing supply; and establishes a reasonable relationship between the use of the fee for
20 affordable housing and the need for affordable housing and the construction of new market
21 rate housing. Moreover, the Board finds that the current inclusionary requirements are less
22 than the cost of mitigation and do not include the costs of remedying any existing deficiencies.
23 The Board also finds that the study establishes that the current inclusionary requirements do
24 not duplicate other city requirements or fees.

1 ~~13. 14.~~ The Board of Supervisors recognizes that this Inclusionary Housing Program is
2 only one part of the City's overall strategy for providing affordable housing. The City *has spent*
3 *will spend* over \$154 million in capital funds on affordable housing in 2006-07 of combined
4 expenditures by MOH ~~the Mayor's Office of Housing~~ and San Francisco Redevelopment
5 Agency, but not including expenditures by the Department of Public Health or the Human
6 Services Agency. At the very most, only \$22 million of those monies ~~will~~ *has* come from
7 contributions from private developers through this Inclusionary Program or other similar
8 programs. The City ~~expects~~ *expected* to spend over \$78 million on affordable housing in 2007-
9 08 and, the current expectation is that only \$2.5 million of those monies will come from
10 contributions from private developers through this Inclusionary Program or other similar
11 programs.

12 SEC. ~~415.2 315.1.~~ DEFINITIONS. *(a) In addition to the definitions set forth in Section 401*
13 *of this Article, The* The following definitions shall govern interpretation of *Section 415.1 et seq.*
14 *this ordinance:*

15 (1) "Affordable housing project." ~~shall mean a~~ A housing project containing units
16 constructed to satisfy the requirements of Sections ~~415.5 315.4~~ or ~~415.5 315.5~~.

17 (2) "Affordable to a household." ~~shall mean a~~ A purchase price that a household can
18 afford to pay based on an annual payment for all housing costs, as defined in California Code
19 of Regulations ("CCR") Title 25, Section 6920, as amended from time to time, of 33 percent of
20 the combined household annual gross income, assuming a down payment recommended by
21 the Mayor's Office of Housing in the Procedures Manual, and available financing, or a rent
22 that does not exceed 30 percent of a household's combined annual gross income. Where
23 applicable, the purchase price or rent may be adjusted to reflect the absence or existence of a
24 parking space(s), subject to the Department's policy on unbundled parking for affordable
25 housing units as specified in the Procedures Manual and amended from time to time.

1 (3) "Affordable to qualifying households" ~~shall mean~~:

2 (A) With respect to owned units, the average purchase price on the initial sale of all
3 affordable owned units in an affordable housing project shall not exceed the allowable
4 average purchase price and all units must be sold only to households with annual gross
5 incomes up to and including 120 percent of median income for the City and County of San
6 Francisco. In addition, each unit shall be sold:

7 (i) Only to households with an annual gross income equal to or less than the
8 qualifying limits for a household of moderate income, adjusted for household size;

9 (ii) On the initial sale, at or below the maximum purchase price; and

10 (iii) On subsequent sales at or below the prices to be determined by the Director *of*
11 ~~MOH Mayor's Office of Housing~~ in the Conditions of Approval or Notice of Special Restrictions
12 according to the formula specified in the Procedures Manual, as amended from time to time,
13 such that the units remain affordable to qualifying households. The formula in the Procedures
14 Manual may permit the seller to include certain allowable capital improvements in the sales
15 price.

16 (B) With respect to rental units in an affordable housing project, the average annual
17 rent, including the cost utilities paid by the tenant according to HUD utility allowance
18 established by the San Francisco Housing Authority, shall not exceed the allowable average
19 annual rent. Each unit shall be rented:

20 (i) Only to households with an annual gross income equal to or less than the
21 qualifying limits for a household of low income as defined in this Section;

22 (ii) At or less than the maximum annual rent.

23 (4) "Allowable average purchase price." ~~shall mean a~~ A price for all affordable owned
24 units of the size indicated below that are affordable to a household of median income as
25 defined in this Section, adjusted for the household size indicated below as of the date of the

1 close of escrow, and, where applicable, adjusted to reflect the Department's policy on
 2 unbundled parking for affordable housing units as specified in the Procedures Manual and
 3 amended from time to time:

4	5	6
	Number of Bedrooms (or, for live/work units square foot equivalency)	Number of Persons in Household
7	0 (Less than 600 square feet)	1
8	1 (601 to 850 square feet)	2
9	2 (851 to 1,100 square feet)	3
10	3 (1,101 to 1,300 square feet)	4
11	4 (More than 1,300 square feet)	5

13 (5) "Allowable average annual rent." ~~shall mean~~ Annual rent for an affordable rental
 14 unit of the size indicated below that is 30 percent of the annual gross income of a household
 15 of median income as defined in this Section, adjusted for the household size indicated below,
 16 and, where applicable, adjusted to reflect the Department's policy on unbundled parking for
 17 affordable housing units as specified in the Procedures Manual and amended from time to
 18 time:

20	21	22
	Number of Bedrooms (or, for live/work units square foot equivalency)	Number of Persons in Household
23	0 (Less than 600 square feet)	1
24	1 (601 to 850 square feet)	2

2 (851 to 1,100 square feet)	3
3 (1,101 to 1,300 square feet)	4
4 (More than 1,300 square feet)	5

(6) "Annual gross income." ~~shall mean~~ Gross income as defined in CCR Title 25, Section 6914, as amended from time to time, except that MOH ~~the Mayor's Office of Housing~~ may, in order to promote consistency with the procedures of the San Francisco Redevelopment Agency, develop an asset test that differs from the State definition if it publishes that test in the Procedures Manual.

(7) "Average annual rent." ~~shall mean~~ The total annual rent for the calendar year charged by a housing project for all affordable rental units in the project of an equal number of bedrooms divided by the total number of affordable units in the project with that number of bedrooms.

(8) "Average purchase price." ~~shall mean~~ The purchase price for all affordable owned units in an affordable housing project of an equal number of bedrooms divided by the total number of affordable units in the project with that number of bedrooms.

(9) "Community apartment." ~~shall be a~~ As defined in San Francisco Subdivision Code Section 1308(b).

~~(9a)~~ (10) "Conditional use." ~~f~~For purposes of Section 415.1 et seq., ~~this Ordinance means a~~ conditional use authorization which, pursuant to the Planning Code, is required for the residential component of a project.

~~(10)~~ ~~"Conditions of approval" shall be a set of written conditions imposed by the Planning Commission or another permit issuing City agency or appellate body to which a project applicant agrees to adhere and fulfill when it receives a conditional use or planned unit development permit for the construction of a principal project or other housing project subject to this Program.~~

1 (11) "Condominium." ~~shall be a~~ As defined in California Civil Code Section 783.

2 ~~(12) "Director" shall mean the Director of City Planning or his or her designee, including~~
3 ~~other City agencies or departments.~~

4 ~~(13) "First certificate of occupancy" shall mean either a temporary certificate of occupancy~~
5 ~~or a Certificate of Final Completion and Occupancy as defined in San Francisco Building Code~~
6 ~~Section 109, whichever is issued first.~~

7 ~~(14) Intentionally Left Blank.~~

8 ~~(15) (12) "Household." shall mean a~~ Any person or persons who reside or intend to
9 reside in the same housing unit.

10 ~~(16) (13) "Household of low income." shall mean a~~ A household whose combined annual
11 gross income for all members does not exceed 60 percent of median income for the City and
12 County of San Francisco, as calculated by MOH the Mayor's Office of Housing using data from
13 the United States Department of Housing and Urban Development (HUD) and adjusted for
14 household size or, if data from HUD is unavailable, calculated by MOH the Mayor's Office of
15 Housing using other publicly available and credible data and adjusted for household size.

16 ~~(17) (14) "Household of median income." shall mean a~~ A household whose combined
17 annual gross income for all members does not exceed 100 percent of the median income for
18 the City and County of San Francisco, as calculated by MOH the Mayor's Office of Housing
19 using data from the United States Department of Housing and Urban Development (HUD) and
20 adjusted for household size or, if data from HUD is unavailable, calculated by MOH the
21 Mayor's Office of Housing using other publicly available and credible data and adjusted for
22 household size.

23 ~~(17A) (15) "Household of moderate income." shall mean a~~ A household whose combined
24 annual gross income for all members does not exceed 120 percent of the median income for
25 the City and County of San Francisco, as calculated by MOH the Mayor's Office of Housing

1 using data from the United States Department of Housing and Urban Development (HUD) and
2 adjusted for household size or, if data from HUD is unavailable, calculated by MOH the
3 ~~Mayor's Office of Housing~~ using other publicly available and credible data and adjusted for
4 household size.

5 ~~(18)~~ (16) "Housing project." ~~shall mean a~~ Any development which has residential units as
6 defined in the Planning Code, including but not limited to dwellings, group housing,
7 independent living units, and other forms of development which are intended to provide long-
8 term housing to individuals and households. "Housing project" shall not include that portion of
9 a development that qualifies as an Institutional Use under the Planning Code. "Housing
10 project" for purposes of this Program shall also include the development of live/work units as
11 defined by ~~Planning Code~~ Section 102.13 of this Code. Housing project for purposes of this
12 Program shall mean all phases or elements of a multi-phase or multiple lot residential
13 development.

14 ~~(19)~~ (17) "Housing unit" or "unit." ~~shall mean a~~ A dwelling unit as defined in San
15 Francisco Housing Code Section 401.

16 ~~(20)~~ (18) "Live/work unit" shall be as defined in ~~San Francisco Planning Code~~ Section
17 102.13 of this Code.

18 ~~(21)~~ (19) "Live/work project." ~~shall mean a~~ A housing project containing more than one
19 live/work unit.

20 ~~(22)~~ (20) "Long term housing." ~~shall mean h~~ Housing intended for occupancy by a person
21 or persons for 32 consecutive days or longer.

22 ~~(23)~~ (21) "Market rate housing." ~~shall mean h~~ Housing constructed in the principal project
23 that is not subject to sales or rental restrictions.

24 ~~(24)~~ (22) "Maximum annual rent." ~~shall mean t~~ The maximum rent that a housing
25 developer may charge any tenant occupying an affordable unit for the calendar year. The

1 maximum annual rent for an affordable housing unit of the size indicated below shall be no
 2 more than 30 percent of the annual gross income for a household of low income as defined in
 3 this Section, as adjusted for the household size indicated below as of the first date of the
 4 tenancy:

5

6 Number of Bedrooms (or, for live/work units 7 square foot equivalency)	Number of Persons in Household
8 0 (Less than 600 square feet)	1
9 1 (601 to 850 square feet)	2
10 2 (851 to 1100 square feet)	3
11 3 (1101 to 1300 square feet)	4
12 4 (More than 1300 square feet)	5

14 ~~(25)~~ (23) "Maximum purchase price." ~~shall mean~~ The maximum purchase price for an
 15 affordable owned unit of the size indicated below that is affordable to a household of
 16 moderate income, adjusted for the household size indicated below, assuming an annual
 17 payment for all housing costs of 33 percent of the combined household annual gross income,
 18 a down payment recommended by MOH and set forth in the Procedures Manual, and
 19 available financing:

20

21 Number of Bedrooms 22 (or, for live/work units 23 square foot equivalency)	Number of Persons in Household
24 0 (Less than 600 square feet)	1

25

1 (601 to 850 square feet)	2
2 (851 to 1100 square feet)	3
3 (1101 to 1300 square feet)	4
4 (More than 1300 square feet)	5

~~(25A) "Mayor's Office of Housing" shall mean the Mayor's Office of Housing or its successor.~~

~~(26)~~ (24) "Notice of Special Restrictions." shall mean a A document recorded with the San Francisco Recorder's Office for any unit subject to this Program detailing the sale and resale or rental restrictions and any restrictions on purchaser or tenant income levels included as a Condition of Approval of the principal project relating to the unit.

~~(27)~~ (25) "Off-site unit." shall mean a A unit affordable to qualifying households constructed pursuant to Section 415.1 et seq. this Ordinance on a site other than the site of the principal project.

~~(28)~~ (26) "On-site unit." shall mean a A unit affordable to qualifying households constructed pursuant to Section 415.1 et seq. this Ordinance on the site of the principal project.

~~(29) "Ordinance" shall mean Planning Code Sections 315.1 through 315.9.~~

~~(30)~~ (27) "Owned unit." shall mean a A unit affordable to qualifying households which is a condominium, stock cooperative, community apartment, or detached single-family home. The owner or owners of an owned unit must occupy the unit as their primary residence.

~~(31)~~ (28) "Owner." shall mean ~~the~~ The record owner of the fee or a vendee in possession.

~~(32)~~ (29) "Principal project." shall mean a A housing development on which a requirement to provide affordable housing units is imposed.

~~(33)~~ (30) "Procedures Manual." shall mean ~~the~~ The City and County of San Francisco Affordable Housing Monitoring Procedures Manual issued by the San Francisco Department of City Planning, as amended.

1 ~~(34)~~ (31) "Program." ~~shall mean~~ The Residential Inclusionary Affordable Housing
2 Program.

3 ~~(32)~~ "~~Project applicant.~~" ~~shall mean an applicant for a building permit or a site permit or an~~
4 ~~applicant for a conditional use permit or planned unit development permit, seeking approval from the~~
5 ~~Planning Commission or Planning Department for construction of a housing project subject to this~~
6 ~~Section, or such applicant's successors and assigns.~~

7 ~~(36)~~ (32) "Rent" or "rental." ~~shall mean~~ The total charges for rent, utilities, and related
8 housing services to each household occupying an affordable unit.

9 ~~(37)~~ (33) "Rental unit." ~~shall mean a~~ A unit affordable to qualifying households which is
10 not a condominium, stock cooperative, or community apartment.

11 ~~(38)~~ (34) "Student housing." ~~shall mean a~~ A building where 100 percent of the residential
12 uses are affiliated with and operated by an accredited post-secondary educational institution.
13 Typically, student housing is for rent, not for sale. This housing shall provide lodging or both
14 meals and lodging, by prearrangement for one week or more at a time. This definition only
15 applies in the Eastern Neighborhoods Mixed Use Districts.

16 SEC. ~~415.3~~ 315.3. APPLICATION.

17 (a) ~~Section 415.1 et seq. This Ordinance~~ shall apply to any housing project that
18 consists of five or more units where an individual project or a phased project is to be
19 undertaken and where the total undertaking comprises a project with five or more units, even
20 if the development is on separate but adjacent lots; and

21 (1) Does not require ~~Planning~~ Commission approval as a conditional use or planned
22 unit development;

23 (2) Requires ~~Planning~~ Commission approval as a conditional use or planned unit
24 development;

25

1 (3) Consists of live/work units as defined by ~~Planning Code~~ Section 102.13 of this
2 Code; or

3 (4) Requires ~~Planning~~ Commission approval of replacement housing destroyed by
4 earthquake, fire or natural disaster only where the destroyed housing included units restricted
5 under the Residential Inclusionary Housing Program or the City's predecessor inclusionary
6 housing policy, condominium conversion requirements, or other affordable housing program.

7 (b) Section 415.1 et seq. ~~This Ordinance~~ shall apply to all housing projects that have
8 not received a first site or building permit on or before the effective date of Section 415.1 et seq.
9 ~~this Ordinance~~ with the following exceptions. Until these application dates take effect as
10 described below, the provisions of Section 415.1 et seq. ~~the Ordinance~~ as it exists on July 18,
11 2006 shall govern.

12 (1) The amendments to the off-site requirements in Section ~~415.6~~415.5(c) and (d)
13 relating to location and type of off-site housing, and Section ~~415.4(c)~~ 315.4(e) relating to when
14 a developer shall declare whether it will choose an alternative to the on-site requirement shall
15 apply only to projects that receive their ~~Planning~~ Commission or Department approval on or
16 after the effective date of Section 415.1 et seq. ~~this legislation~~.

17 (2) The amendments to the percentage-requirements of Section 415.1 et seq. ~~this~~
18 ~~Ordinance~~ that govern the number of affordable units a housing project is required to provide
19 in Section ~~415.5(a)~~ 315.4(a) and ~~415.6(a)~~ 315.5(a) apply only to housing projects that submit
20 their first application, including an environmental evaluation application or any other Planning
21 Department or Building Department application, on or after July 18, 2006. Notwithstanding the
22 foregoing, the amendments to the percentage-requirements of Section 415.1 et seq. ~~this~~
23 ~~Ordinance~~ also apply to any project that has not received its final ~~Planning~~ Commission or
24 Department approvals before July 18, 2006 for housing projects that receive a Zoning Map
25 amendment or Planning Code text amendment related to their project approvals that (A)

1 results in a net increase in the number of permissible residential units, or (B) results in a
2 material increase in the net permissible residential square footage. For purposes of
3 subsection B above a material increase shall mean an increase of 5 percent or more, or an
4 increase in 10,000 square feet or more, whichever is less.

5 (3) The amendments in Section 415.1 ~~315.1~~ to the way median income is calculated
6 apply to any housing project that has not received a first site or building permit by the effective
7 date of Section 415.1 et seq. ~~this Ordinance~~.

8 (4) Section 415.1 et seq. ~~This Ordinance~~ shall apply to all housing projects of 5 to 9
9 units that filed their first application, including an environmental evaluation application or any
10 other Planning Department application on or after July 18, 2006.

11 (c) Section 415.1 et seq. ~~This Ordinance~~ shall not apply to:

12 (1) That portion of a housing project located on property owned by the United
13 States or any of its agencies or leased by the United States or any of its agencies for a period
14 in excess of 50 years, with the exception of such property not used exclusively for a
15 governmental purpose;

16 (2) That portion of a housing project located on property owned by the State of
17 California or any of its agencies, with the exception of such property not used exclusively for a
18 governmental or educational purpose; or

19 (3) That portion of a housing project located on property under the jurisdiction of the
20 San Francisco Redevelopment Agency or the Port of San Francisco where the application of
21 Section 415.1 et seq. ~~this Ordinance~~ is prohibited by California or local law.

22 ~~(d) — Waiver or Reduction:~~

23 ~~(1) — A project applicant of any project subject to the requirements in this Program may~~
24 ~~appeal to the Board of Supervisors for a reduction, adjustment, or waiver of the requirements based~~
25

1 upon the absence of any reasonable relationship or nexus between the impact of development and
2 either the amount of the fee charged or the inclusionary requirement.

3 (2) — A project applicant subject to the requirements of this Program who has received an
4 approved building permit, conditional use permit or similar discretionary approval and who submits a
5 new or revised building permit, conditional use permit or similar discretionary approval for the same
6 property may appeal for a reduction, adjustment or waiver of the requirements with respect to the
7 number of lots or square footage of construction previously approved.

8 (3) — Any such appeal shall be made in writing and filed with the Clerk of the Board no later
9 than 15 days after the date the Planning Department sends notice to the project applicant of the
10 number of affordable units required as provided in Section 315.4(a) and 315.5(a). The appeal shall set
11 forth in detail the factual and legal basis for the claim of waiver, reduction, or adjustment. The Board
12 of Supervisors shall consider the appeal at the hearing within 60 days after the filing of the appeal. The
13 appellant shall bear the burden of presenting substantial evidence to support the appeal, including
14 comparable technical information to support appellant's position. The decision of the Board shall be by
15 a simple majority vote and shall be final. If a reduction, adjustment, or waiver is granted, any change
16 in use within the project shall invalidate the waiver, adjustment, or reduction of the fee or inclusionary
17 requirement. If the Board grants a reduction, adjustment or waiver, the Clerk of the Board shall
18 promptly transmit the nature and extent of the reduction, adjustment or waiver to the Treasurer.

19 (d) (e) For projects that have received a first site or building permit prior to the effective
20 date of Section 415.1 et seq. this legislation, the requirements in effect prior to the effective date
21 of Section 415.1 et seq. this Ordinance shall apply.

22 SEC. 415.4 IMPOSITION OF REQUIREMENTS.

23 (a) Determination of Requirements. The Department shall determine the applicability of
24 Section 415.1 et seq. to any development project requiring a building or site permit and, if Section
25 415.1 is applicable, shall impose any such requirements as a condition of approval for issuance of the

1 building or site permit. The project sponsor shall supply any information necessary to assist the
2 Department in this determination.

3 (b) Notice to Development Fee Collection Unit of Requirements. After the Department has
4 made its final determination regarding the application of the affordable housing requirements to a
5 development project pursuant to Section 415.1 et seq., it shall immediately notify the Development Fee
6 Collection Unit at DBI in addition to the other information required by Section 402(b) of this Article.

7 (c) Sponsor's Choice to Fulfill Requirements. Prior to issuance of a building or site permit
8 for a development project subject to the requirements of Section 415.1 et seq., the sponsor of the
9 development project shall select one of the four options listed below to fulfill their affordable housing
10 requirements and notify the Department of their choice:

11 (1) Construct on-site units affordable to qualifying households pursuant to the requirements
12 of Section 415.5.

13 (2) Construct off-site units affordable to qualifying households at an alternative site within
14 the City and County of San Francisco pursuant to Section 415.6.

15 (3) Pay an in-lieu fee to the Development Fee Collection Unit at DBI pursuant to Section
16 415.7.

17 (4) Provide any combination of on-site units as provided in Section 415.5, off-site units as
18 provided in Section 415.6, or payment of an in-lieu fee as provided in Section 415.7, provided that the
19 sponsor constructs or pays the fee at the appropriate percentage or fee level required for that option.

20 (d) Department Notice to Development Fee Collection Unit of Sponsor's Choice. After the
21 sponsor has notified the Department of their choice to fulfill the affordable housing requirements of
22 Section 415.1 et seq., the Department shall immediately notify the Development Fee Collection Unit at
23 DBI of the sponsor's choice.

24 (e) Development Fee Collection Unit Notice to Department Prior to Issuance of the First
25 Certificate of Occupancy. The Development Fee Collection Unit at DBI shall provide notice in writing

1 or electronically to the Department prior to issuing the first certificate of occupancy for any
2 development project subject to Section 415.1 et seq. that has elected to fulfill all or part of its
3 requirement with an option other than payment of an in-lieu fee. If the Department notifies the Unit at
4 such time that the sponsor has not satisfied the requirements, the Director of DBI shall deny and all
5 certificates of occupancy until the subject project is brought into compliance with the requirements of
6 Section 415.1 et seq.

7 (f) Process for Revisions of Determination of Requirements. In the event that the
8 Department or the Commission takes action affecting any development project subject to Section 415.1
9 et seq. and such action is subsequently modified, superseded, vacated, or reversed by the Board of
10 Appeals, the Board of Supervisors, or by court action, the procedures of Section 402(c) shall be
11 followed.

12 ~~SEC. 315.4. ON-SITE HOUSING REQUIREMENT AND BENEFITS.~~

13 ~~Except as provided in Section 315.4(e), all housing projects subject to this Program through the~~
14 ~~application of Section 315.3 shall be required to construct on-site units subject to the following~~
15 ~~requirements:~~

16 SEC. 415.5 COMPLIANCE THROUGH PROVISION OF ON-SITE AFFORDABLE
17 HOUSING.

18 If the sponsor elects, pursuant to Section 415.4(c), to provide on-site units to satisfy the
19 requirements of Section 415.1 et seq., the development project shall satisfy the following requirements:

20 (a) Number of Units:

21 (1) (A) For any housing development of any height that is located in an area with a
22 specific inclusionary housing requirement, the more specific inclusionary housing requirement
23 shall apply. ~~In addition, the following provisions shall apply only to the following Area Plans as~~
24 ~~provided below:~~

1 (i) — ~~Market and Octavia Area Plan: The requirements of Sections 315 through 315.9 shall~~
2 ~~apply in the Plan Area subject to the following:~~

3 ~~An additional affordable housing requirement shall apply in the Market and Octavia Plan Area~~
4 ~~as follows:~~

5 ~~Definitions: The definitions in Section 326.2 and 318.2 shall apply.~~

6 ~~Amount of fee: All projects that have not received Planning Department or Commission~~
7 ~~approval as of the effective date of this legislation and that are subject to the Residential Inclusionary~~
8 ~~Affordable Housing Program shall pay an additional affordable housing fee per square foot of~~
9 ~~Residential Space Subject to the Community Improvements Impact Fee as follows; \$8.00 in the Van~~
10 ~~Ness Market Special Use District; \$4.00 in the NCT District; and \$0.00 in the RTO District. A project~~
11 ~~applicant shall not pay a fee for any square foot of space designated as a below market rate unit under~~
12 ~~this inclusionary affordable housing program or any other unit that is designated as an affordable~~
13 ~~housing unit under a Federal, State, or local restriction in a manner that maintains affordability for a~~
14 ~~term no less than 50 years.~~

15 ~~Timing of payment: The fee shall be paid before the City issues a first certificate of occupancy~~
16 ~~for the project.~~

17 ~~Use of Fee: The additional affordable housing requirement specified in this Section for the~~
18 ~~Market and Octavia Plan Area shall be paid into the Citywide Affordable Housing Fund, but the funds~~
19 ~~shall be separately accounted for. MOH shall expend the funds according to the following priorities:~~
20 ~~First, to increase the supply of housing affordable to qualifying households in the Market and Octavia~~
21 ~~Plan Area; second, to increase the supply of housing affordable to qualifying households within 1 mile~~
22 ~~of the boundaries of the Plan Area; third, to increase the supply of housing affordable to qualifying~~
23 ~~households in the City and County of San Francisco. The funds may also be used for monitoring and~~
24 ~~administrative expenses subject to the process described in Section 315.6(e).~~

1 ~~Other fee provisions: This additional affordable housing fee shall be subject to the following~~
2 ~~provisions of Sections 326 et seq.;; the inflation adjustment provisions of Section 326.3(d); the waiver~~
3 ~~and reduction provisions of Section 326.3(h); the lien proceedings in Section 326.4; and the refund~~
4 ~~provisions of Section 326.5. This additional affordable housing fee may not be met through the in-kind~~
5 ~~provision of community improvements or Community Facilities (Mello-Roos) financing options of~~
6 ~~Sections 326.3(e) and (f).~~

7 ~~Findings: The Board of Supervisors hereby finds that the additional affordable housing~~
8 ~~requirements of this Section are supported by the Nexus Study performed by Keyser Marston and~~
9 ~~Associates referenced in Section 315.2(12) and found in Board File No. 081152. The Board of~~
10 ~~Supervisors has reviewed the study and staff analysis and report of the study and, on that basis finds~~
11 ~~that the study supports the current inclusionary housing requirements combined with the additional~~
12 ~~affordable housing fee. Specifically, the Board finds that the study: identifies the purpose of the~~
13 ~~additional fee to mitigate impacts on the demand for affordable housing in the City; identifies the use to~~
14 ~~which the additional fee is to be put as being to increase the City's affordable housing supply; and~~
15 ~~establishes a reasonable relationship between the use of the additional fee for affordable housing and~~
16 ~~the need for affordable housing and the construction of new market rate housing. Moreover, the Board~~
17 ~~finds that the current inclusionary requirements combined with the additional fee are less than the cost~~
18 ~~of mitigation and do not include the costs of remedying any existing deficiencies. The Board also finds~~
19 ~~that the study establishes that the current inclusionary requirements and additional fee do not duplicate~~
20 ~~other City requirements or fees.~~

21 ~~Furthermore, the Board finds that generally an account has been established, funds~~
22 ~~appropriated, and a construction schedule adopted for affordable housing projects funded through the~~
23 ~~Inclusionary Housing program and the additional fee or that the in lieu fees and the additional fee will~~
24 ~~reimburse the City for expenditures on affordable housing that have already been made.~~

1 *Furthermore, the Board finds that a major Market and Octavia Area Plan objective is to direct*
2 *new market rate housing development to the area. That new market rate development will greatly out*
3 *number both the number of units and potential new sites within the plan area for permanently*
4 *affordable housing opportunities. The City and County of San Francisco has adopted a policy in its*
5 *General Plan to meet the affordable housing needs of its general population and to require new*
6 *housing development to produce sufficient affordable housing opportunities for all income groups, both*
7 *of which will not be met by the projected housing development in the plan area. In addition, the "Draft*
8 *Residential Nexus Analysis City and County of San Francisco" of December 2006 indicates that market*
9 *rate housing itself generates additional lower income affordable housing needs for the workforce*
10 *needed to serve the residents of the new market rate housing proposed for the plan area. In order to*
11 *meet the demand created for affordable housing by the specific policies of the Plan and to be consistent*
12 *with the policy of the City and County of San Francisco it is found that an additional affordable*
13 *housing fee need be included on all market rate housing development in the Plan Area with priority for*
14 *its use being given to the Plan area.*

15 *(ii) — Eastern Neighborhoods Project Area: The requirements of Sections 415.315 through*
16 *315.9 and 319 shall apply in the Eastern Neighborhoods Plan Area subject to the following and subject*
17 *to any stated exceptions elsewhere in this Code, including the specific provisions in Section 319:*

18 *Definitions:*

19 *"Gross square footage" shall have the meaning set forth in Section 102.9.*

20 *"Development Application" shall have the meaning set forth in Section 175.6.*

21 *"Eastern Neighborhood Controls" shall have the meaning set forth in Section 175.6.*

22 *Application. The option described in this subsection (ii) shall only be provided to development projects*
23 *that are subject to the Eastern Neighborhood Controls as defined in Section 175.6 (e), and consist of 20*
24 *units or less or less than 25,000 gross square feet. Amount of Fee. All projects subject to this subsection*
25 *may choose to pay a square foot in lieu fee instead of the in lieu fee provided for in Section 315.6 as*

1 follows. If this option is selected, the project applicant shall pay \$40.00 per gross square foot of net
2 new residential development. The calculation of gross square feet shall not include nonresidential uses,
3 including any retail, commercial, or PDR uses, and all other space used only for storage and services
4 necessary to the operation or maintenance of the building itself.

5 *Timing of Payment.* The project applicant shall pay the fee prior to issuance by DBI of the first
6 site or building permit for the project, whichever applies. At the project applicant's option, it may
7 choose to pay only 50% of the fee prior to issuance by DBI of the first site or building permit and, prior
8 to issuance of the first site or building permit, the City shall impose a lien on the property for the
9 remaining 50% of the fee through the procedures set forth in Section 315.6(f) except that no interest
10 will accrue for the first twelve months from the issuance of the first construction document or site or
11 building permit for the project. The project applicant shall pay the remaining 50% of the fee prior to
12 issuance by DBI of a first certificate of occupancy. When 100% of the fee is paid, including interest if
13 applicable, the City shall remove the lien.

14 *Use of Fee.* The fee shall be paid into the Citywide Affordable Housing Fund, but the funds shall
15 be separately accounted for. MOH shall expend the funds according to the following priorities: First,
16 to increase the supply of housing affordable to qualifying households in the Eastern Neighborhoods
17 Project Areas; second, to increase the supply of housing affordable to qualifying households within 1
18 mile of the boundaries of the Eastern Neighborhoods Project Areas; third, to increase the supply of
19 housing affordable to qualifying households in the City and County of San Francisco. The funds may
20 also be used for monitoring and administrative expenses subject to the process described in Section
21 315.6(e).

22 *Findings.* The Board of Supervisors hereby finds that the fee provisions of this Section are
23 equivalent to or less than the fees for developments of over 20 units previously adopted by the Board in
24 Ordinance No. 051685 and 060529 and are also supported by the Nexus Study performed by Keyser
25 Marston and Associates referenced in Section 315.2(12) and found in Board File No. 081152. The

1 *Board of Supervisors has reviewed the study and staff analysis prepared by the Mayor's Office of*
2 *Housing dated July 24, 2008 in Board File No. 081152 and on that basis finds that the study supports*
3 *the current proposed changes to the inclusionary housing requirements for projects of 20 units or less*
4 *in the Eastern Neighborhood Area Plan. Specifically, the Board finds that the study and staff memo:*
5 *identifies the purpose of the additional fee to mitigate impacts on the demand for affordable housing in*
6 *the City; identifies the use to which the additional fee is to be put as being to increase the City's*
7 *affordable housing supply; and establishes a reasonable relationship between the use of the additional*
8 *fee for affordable housing and the need for affordable housing and the construction of new market rate*
9 *housing. Moreover, the Board finds that the new inclusionary requirements are less than the cost of*
10 *mitigation and do not include the costs of remedying any existing deficiencies. The Board also finds*
11 *that the study establishes that the inclusionary requirements do not duplicate other City requirements*
12 *or fees.*

13 *Furthermore, the Board finds that generally an account has been established, funds*
14 *appropriated, and a construction schedule adopted for affordable housing projects funded through the*
15 *Inclusionary Housing program and the in lieu fees will reimburse the City for expenditures on*
16 *affordable housing that have already been made.*

17 *Furthermore, the Board finds that small scale development faces a number of challenges in the*
18 *current development climate, including limited access to credit and often, a higher land cost per unit*
19 *for the small sites on which they develop. Because of these and other variations from larger scale*
20 *development, they operate under a somewhat unique development model which cannot be fully*
21 *encapsulated within the constraints of the Eastern Neighborhoods Financial Analysis, prepared to*
22 *assess the financial feasibility of increasing housing requirements and impact fees in the Plan Areas.*
23 *To address these challenges, the Board finds that a number of slight modifications to the affordable*
24 *housing requirements of the Eastern Neighborhoods, to apply to small projects (defined as 20 units or*
25 *fewer, or less than 25,000 gross square feet) are appropriate.*

1 (B) Buildings 120 feet in height and under or buildings of over 120 feet in height that
2 do not meet the criteria in subsection (C) below: Except as provided in Subsection (C) below,
3 the *Planning* Department shall require for housing projects covered by Section 415.3(a)(1)
4 ~~315.3(a)(1)~~, as a condition of *Planning* Department approval of a project's building permit, and
5 by Section 415.3 ~~315.3~~(a)(2), (3) and (4), as a Condition of Approval of a conditional use or
6 planned unit development permit or as a condition of *Planning* Department approval of a
7 live/work project, that 15 percent of all units constructed on the project site shall be affordable
8 to qualifying households so that a project applicant must construct .15 times the total number
9 of units produced in the principal project beginning with the construction of the fifth unit. If the
10 total number of units is not a whole number, the project applicant shall round up to the nearest
11 whole number for any portion of .5 or above.

12 *The Planning Department shall provide written notice by mail to the project applicant of the*
13 *number of affordable units which shall be required within 30 days of approval by the Planning*
14 *Department or Planning Commission.*

15 (C) Buildings of over 120 feet in height. Except as provided in subsection (A) above,
16 the requirements of this Subsection shall apply to any project that is over 120 feet in height
17 and does not require a Zoning Map amendment or Planning Code text amendment related to
18 its project approvals which (i) results in a net increase in the number of permissible residential
19 units, or (ii) results in a material increase in the net permissible residential square footage as
20 defined in Section 415.3(b)(2) ~~315.3(b)(2)~~ or has not received or will not receive a ~~z~~Zoning
21 ~~m~~Map amendment or Planning Code text amendment as part of an Area Plan adopted after
22 January 1, 2006 which (i) results in a net increase in the number of permissible residential
23 units, or (ii) results in a material increase in the net permissible residential square footage as
24 defined in Section 415.3(b)(2) ~~315.3(b)(2)~~. The *Planning* Department shall require for housing
25 projects covered by this Subsection and Section 415.3 ~~315.3~~(a)(1), as a condition of *Planning*

1 Department approval of a project's building permit, or by this Subsection and by Section 415.3
2 ~~315.3~~(a)(2), (3) and (4), as a Condition of Approval of a conditional use or planned unit
3 development permit or as a condition of *Planning* Department approval of a live/work project,
4 that 12 percent of all units constructed on the project site shall be affordable to qualifying
5 households so that a project applicant must construct .12 times the total number of units
6 produced in the principal project beginning with the construction of the fifth unit. If the total
7 number of units is not a whole number, the project applicant shall round up to the nearest
8 whole number for any portion of .5 or above. Consistent with the conclusions of the MOH
9 *Mayor's Office of Housing* study authorized in Section 415.9(e) ~~315.8(e)~~, MOH *the Mayor's Office*
10 *of Housing* shall recommend and the Board of Supervisors shall consider whether the
11 requirements of this Subsection for buildings of over 120 feet in height shall continue or expire
12 after approximately five years.

13 ~~*The Planning Department shall provide written notice by mail to the project applicant of the*~~
14 ~~*number of affordable units which shall be required within 30 days of approval by the Planning*~~
15 ~~*Department or Planning Commission. This notice shall also be sent to project applicants who elect to*~~
16 ~~*pay an in-lieu fee.*~~

17 (2) If the principal project has resulted in demolition, conversion, or removal of
18 affordable housing units renting or selling to households at income levels and/or for a rental
19 rate or sales price below corresponding income thresholds for units affordable to qualifying
20 households, the *Planning* Commission shall require that the project applicant replace the
21 number of affordable units removed with units of a comparable number of bedrooms or
22 provide that 15 percent of all units constructed as part of the new project shall be affordable to
23 qualifying households, whichever is greater.

1 (b) Timing of Construction: On-site inclusionary housing required by this Section
2 ~~415.5 315.4~~ must be constructed, completed, and ready for occupancy no later than the market
3 rate units in the principal project.

4 (c) Type of Housing: ~~The type of affordable housing needed in San Francisco is~~
5 ~~documented in the City's Consolidated Plan and the Residence Element of the General Plan.~~ In
6 general, affordable units constructed under this Section ~~415.5 315.4~~ shall be comparable in
7 number of bedrooms, exterior appearance and overall quality of construction to market rate
8 units in the principal project. ~~The A~~ Notice of Special Restrictions ~~or Conditions of Approval shall~~
9 ~~be recorded prior to issuance of the building or site permit and shall include a specific specify the~~
10 ~~number, location and sizes for all affordable of units required under this Subsection. at specified unit~~
11 ~~sizes for affordable units.~~ The square footage of affordable units and interior features in
12 affordable units do not need to be same as or equivalent to those in market rate units in the
13 principal project, so long as they are of good quality and are consistent with then-current
14 standards for new housing. Where applicable, parking shall be offered to the affordable units
15 subject to the terms and conditions of the Department's policy on unbundled parking for
16 affordable housing units as specified in the Procedures Manual and amended from time to
17 time. Unless provided otherwise by ~~MOH the Mayor's Office of Housing~~ in writing, if the units in
18 the market rate portion of the development are ownership units, then the affordable units shall
19 be ownership units and if the market rate units are rental units, then the affordable units shall
20 be rental units.

21 (d) Marketing the Units: ~~MOH The Mayor's Office of Housing~~ shall be responsible for
22 overseeing and monitoring the marketing of affordable units under this Section. In general, the
23 marketing requirements and procedures shall be contained in the Procedures Manual as
24 amended from time to time and shall apply to the affordable units in the project. ~~MOH The~~
25 ~~Mayor's Office of Housing~~ may develop occupancy standards for units of different bedroom

1 sizes in the Procedures Manual in order to promote an efficient allocation of affordable units.
2 ~~MOH The Mayor's Office of Housing~~ may require in the Procedures Manual that prospective
3 purchasers complete homebuyer education training or fulfill other requirements. ~~MOH The~~
4 ~~Mayor's Office of Housing~~ shall develop a list of minimum qualifications for marketing firms that
5 market affordable units under Section 415.1 et seq. this ordinance, referred to the Procedures
6 Manual as Below Market Rate (BMR units). ~~Within 3 months from the effective date of this~~
7 ~~legislation, the Mayor's Office of Housing shall recommend to the Planning Commission that these~~
8 ~~minimum qualifications be published in the Procedures Manual such that, upon approval of the~~
9 ~~qualifications by the Planning Commission, no developer marketing units under the Inclusionary~~
10 ~~Housing Program shall be able to market BMR units except through a firm meeting all of the minimum~~
11 ~~qualifications. For purposes of this ordinance, any developer that has not yet submitted a marketing~~
12 ~~plan to the Mayor's Office of Housing by the date of Planning Commission approval of the~~
13 ~~qualifications shall be required to comply with this section.~~ The Notice of Special Restrictions or
14 Conditions of Approval shall specify that the marketing requirements and procedures
15 contained in the Procedures Manual as amended from time to time, shall apply to the
16 affordable units in the project.

17 (1) Lottery: At the initial offering of affordable units in a housing project, ~~MOH the~~
18 ~~Mayor's Office of Housing~~ must require the use of a public lottery approved by ~~MOH the Mayor's~~
19 ~~Office of Housing~~ to select purchasers or tenants. ~~MOH The Mayor's Office of Housing~~ shall also
20 hold a general public lottery and maintain and utilize a list generated from this lottery or utilize
21 a list generated from a recent lottery at another similar housing project to fill spaces in units
22 that become available for re-sale or occupancy in any housing project subject to this
23 ordinance after the initial offering. The list shall be updated from time to time but in no event
24 less than annually to ensure that it remains current.

1 (2) Preferences: MOH ~~The Mayor's Office of Housing~~ shall create a lottery system that
2 gives preference to people who live or work in San Francisco. MOH shall propose policies and
3 procedures for implementing this preference to the *Planning* Commission for inclusion in the
4 Procedures Manual. Otherwise, it is the policy of the Board of Supervisors to treat all
5 households equally in allocating affordable units under this Program.

6 ~~(e) — Alternatives: The project sponsor may elect to satisfy the requirements of Section 315.4~~
7 ~~by one of the alternatives specified in this Section. The project sponsor has the choice between the~~
8 ~~alternatives and the Planning Commission may not require a specific alternative. The project sponsor~~
9 ~~must elect an alternative before it receives project approvals from the Planning Commission or~~
10 ~~Planning Department and that alternative will be a condition of project approval. Notwithstanding the~~
11 ~~foregoing, if a project sponsor elects an alternative other than the on-site alternative, the project~~
12 ~~sponsor still has the option to choose the on-site alternative up to the issuance of the first site or~~
13 ~~building permit. If a project sponsor fails to elect an alternative before project approval by the~~
14 ~~Planning Commission or Planning Department, the provisions of Section 315.4 shall apply. The~~
15 ~~alternatives are as follows:~~

16 ~~(1) — Constructing units affordable to qualifying households at an alternative site within the~~
17 ~~City and County of San Francisco pursuant to the requirements of Section 315.5.~~

18 ~~(2) — Paying an in lieu fee to the Mayor's Office of Housing pursuant to the requirements of~~
19 ~~Section 315.6.~~

20 ~~(3) — Any combination of construction of on-site units as provided in Section 315.4, off-site~~
21 ~~units as provided in Section 315.5, or payment of an in lieu fee as provided in Section 315.6, provided~~
22 ~~that the project applicant constructs or pays the fee at the appropriate percentage or fee level required~~
23 ~~for that option.~~

24 ~~(4) — Using California Debt Limit Allocation Committee (CDLAC) tax-exempt bonds under~~
25 ~~the requirements of Section 315.5(g).~~

1 (e) ~~(f)~~ Benefits: If the project applicant elects to satisfy the inclusionary housing
2 requirements through the production of on-site inclusionary housing in this Section 415.5
3 ~~315.4~~, the project applicant ~~who filed an application on or after June 18, 2001~~ shall ~~at his or her~~
4 ~~option~~, be eligible to receive a refund for only that portion of the housing project which is
5 affordable for the following fees: a conditional use or other fee required by ~~Planning Code~~
6 Section 352 ~~of this Code~~, if applicable; an environmental review fee required by Administrative
7 Code Section 31.46B, if applicable; a building permit fee required by the Building Code and by
8 ~~Planning Code~~ Section 355 ~~of this Code~~ for the portion of the housing project that is affordable.
9 The project applicant shall pay the building fee for the portion of the project that is market-
10 rate.

11 The Controller shall refund fees from any appropriated funds to the project applicant on
12 application by the project applicant. The application must include a copy of the certificate of
13 occupancy for all units affordable to a qualifying household required by the Inclusionary
14 Affordable Housing Program. It is the policy of the Board of Supervisors to appropriate money
15 for this purpose from the General Fund.

16 (f) Affordable units constructed under Section 415.1 et seq. shall not have received
17 development subsidies from any Federal, State or local program established for the purpose of
18 providing affordable housing, and shall not be counted to satisfy any affordable housing requirement.

19 (g) Notwithstanding the provisions of Section 415.5(f) above, a sponsor may use California
20 Debt Limit Allocation Committee (CDLAC) tax-exempt bonds to help fund its obligations under this
21 Section 415.5 as long as it provides 20 percent of the units as affordable at 50 percent of area media
22 income for on-site housing. All units provided under this Subsection must meet all of the requirements
23 of Section 415.1 et seq. and the Procedures Manual for on-site housing.

24 SEC. 415.6 ~~315.5~~. COMPLIANCE THROUGH ~~PAYMENT TO HOUSING DEVELOPER~~
25 PROVISION OF OFF-SITE AFFORDABLE HOUSING.

1 If the project *sponsor applicant* elects, pursuant to Section ~~415.4(c)~~ *315.4(e)*, ~~that the~~
2 ~~project applicant will build to provide~~ off-site units to satisfy the requirements of Section 415.1 et
3 seq. this Program, the development project applicant shall meet the following requirements:

4 (a) Number of Units: The number of units constructed off-site shall be as follows:

5 (1) (A) For any housing development of any height that is located in an area with a
6 specific inclusionary housing requirement, the more specific off-site inclusionary housing
7 requirement shall apply.

8 (B) Buildings of 120 feet and under in height or buildings of over 120 feet in height
9 that do not meet the criteria in ~~s~~Subsection (C) below: Except as provided in Subsection (A),
10 ~~the~~ for projects described in Section ~~415.3~~ *315.3(a)(1), (2), (3), and (4)* 20 percent so that a
11 project applicant must construct .20 times the total number of units produced in the principal
12 project beginning with the construction of the fifth unit. If the total number of units is not a
13 whole number, the project applicant shall round up to the nearest whole number for any
14 portion of .5 or above. ~~The Planning Department shall provide written notice by mail to the project~~
15 ~~applicant of the number of affordable units which shall be required within 30 days of approval by the~~
16 ~~Planning Department or Planning Commission. This notice shall also be sent to project applicants who~~
17 ~~elect to pay an in-lieu fee.~~

18 (C) Buildings of over 120 feet in height. Except as provided in subsection (A) above,
19 the requirements of this Subsection shall apply to any project that is over 120 feet in height
20 and does not require a Zoning Map amendment or Planning Code text amendment related to
21 its project approvals which (i) results in a net increase in the number of permissible residential
22 units, or (ii) results in a material increase in the net permissible residential square footage as
23 defined in Section ~~415.3~~ *315.3(b)(2)*; or has not received or will not receive a ~~z~~Zoning ~~m~~Map
24 amendment or Planning Code text amendment as part of an Area Plan adopted after January
25 1, 2006 which (i) results in a net increase in the number of permissible residential units, or (ii)

1 results in a material increase in the net permissible residential square footage as defined in
2 Section ~~415.3~~ 315.3(b)(2). The ~~Planning~~ Department shall require for housing projects covered
3 by this Subsection and Section ~~415.3~~ 315.3(a)(1), as a condition of Planning Department
4 approval of a project's building permit, or by this Subsection and by Section ~~415.3~~ 315.3(a)(2),
5 (3) and (4), as a Condition of Approval of a conditional use or planned unit development
6 permit or as a condition of ~~Planning~~ Department approval of a live/work project, that 17
7 percent of all units constructed on the project site shall be affordable to qualifying households
8 so that a project applicant must construct .17 times the total number of units produced in the
9 principal project beginning with the construction of the fifth unit. If the total number of units is
10 not a whole number, the project applicant shall round up to the nearest whole number for any
11 portion of .5 or above. Consistent with the conclusions of the ~~MOH Mayor's Office of Housing~~
12 study authorized in Section ~~415.9(e)~~ 315.8(e), ~~MOH the Mayor's Office of Housing~~ shall
13 recommend and the Board of Supervisors shall consider whether the requirements of this
14 Subsection for buildings of over 120 feet in height shall continue or expire after approximately
15 five years. ~~The Planning Department shall provide written notice by mail to the project applicant of~~
16 ~~the number of affordable units which shall be required within 30 days of approval by the Planning~~
17 ~~Department or Planning Commission. This notice shall also be sent to project applicants who elect to~~
18 ~~pay an in-lieu fee.~~

19 (b) Timing of Construction: The project applicant shall insure that the off-site units
20 are constructed, completed, and ready for occupancy no later than the market rate units in the
21 principal project.

22 (c) Location of off-site housing: The project applicant must insure that off-site units
23 are located within one mile of the principal project.

24 (d) Type of Housing: ~~The type of affordable housing needed in San Francisco is~~
25 ~~documented in the City's Consolidated Plan and the Residence Element of the General Plan.~~ New

1 affordable rental housing and ownership housing affordable to households earning less than
2 the median income is greatly needed in San Francisco. The *Planning* Department shall
3 develop Quality Standards for Off-Site Affordable Housing Units and recommend such
4 standards to the *Planning* Commission for adoption as part of the Procedures Manual. All off-
5 site units constructed under this Section must be provided as rental housing for the life of the
6 project or, if they are ownership units, must be affordable to households earning no more than
7 80 percent of the median income for the City and County of San Francisco. Nothing in this
8 ~~Section~~ shall limit a developer from meeting the requirements of this Section through the
9 construction of units in a limited equity or land trust form of ownership if such units otherwise
10 meet all of the requirements for off-site housing. In general, affordable units constructed under
11 this Section 415.6 ~~315.5~~ shall be comparable in number of bedrooms, exterior appearance and
12 overall quality of construction to market rate units in the principal project. The total square
13 footage of the off-site affordable units constructed under this Section 415.6 ~~315.5~~ shall be no
14 less than the calculation of the total square footage of the on-site market-rate units in the
15 principal project multiplied by the relevant on-site percentage requirement for the project
16 specified in Section 415.5 ~~315.4~~. The Notice of Special Restrictions or Conditions of Approval
17 shall include a specific number of units at specified unit sizes - including number of bedrooms
18 and minimum square footage - for affordable units. The interior features in affordable units
19 need not be the same as or equivalent to those in market rate units in the principal project, so
20 long as they are consistent with the Planning Department's Quality Standards for Off-Site
21 Affordable Housing Units found in the Procedures Manual. Where applicable, parking shall be
22 offered to the affordable units subject to the terms and conditions of the Department's policy
23 on unbundled parking for affordable housing units as specified in the Procedures Manual and
24 amended from time to time. If the residential units in the principal project are live/work units
25 which do not contain bedrooms or are other types of units which do not contain bedrooms

1 separated from the living space, the off-site units shall be comparable in size according to the
 2 following equivalency calculation between live/work and units with bedrooms:

Number of Bedrooms (or, for live/work units square foot equivalency)	Number of Persons in Household
0 (Less than 600 square feet)	1
1 (601 to 850 square feet)	2
2 (851 to 1,100 square feet)	3
3 (1,101 to 1,300 square feet)	4
4 (More than 1,300 square feet)	5

13 (e) Marketing the Units: ~~MOH The Mayor's Office of Housing~~ shall be responsible for
 14 overseeing and monitoring the marketing of affordable units under this Section. In general, the
 15 marketing requirements and procedures shall be contained in the Procedures Manual as
 16 amended from time to time and shall apply to the affordable units in the project. ~~MOH The~~
 17 ~~Mayor's Office of Housing~~ may develop occupancy standards for units of different bedroom
 18 sizes in the Procedures Manual in order to promote an efficient allocation of affordable units.
 19 ~~MOH The Mayor's Office of Housing~~ may require in the Procedures Manual that prospective
 20 purchasers complete homebuyer education training or fulfill other requirements. ~~MOH The~~
 21 ~~Mayor's Office of Housing~~ shall develop a list of minimum qualifications for marketing firms that
 22 market affordable units under Section 415.1 et seq. this ordinance, referred to the Procedures
 23 Manual as Below Market Rate (BMR units). ~~Within three months from the effective date of this~~
 24 ~~legislation, the Mayor's Office of Housing shall recommend to the Planning Commission that these~~
 25 ~~minimum qualifications be published in the Procedures Manual such that, upon approval of the~~

1 ~~qualifications by the Planning Commission, no developer marketing units under the Inclusionary~~
2 ~~Housing Program shall be able to market BMR units except through a firm meeting all of the minimum~~
3 ~~qualifications. For purposes of this ordinance, any developer that has not yet submitted a marketing~~
4 ~~plan to the Mayor's Office of Housing by the date of Planning Commission approval of the~~
5 ~~qualifications shall be required to comply with this section.~~ The Notice of Special Restrictions or
6 Conditions of Approval shall specify that the marketing requirements and procedures
7 contained in the Procedures Manual as amended from time to time, shall apply to the
8 affordable units in the project.

9 (1) Lottery: At the initial offering of affordable units in a housing project, ~~MOH the~~
10 ~~Mayor's Office of Housing~~ must require the use of a public lottery approved by MOH to select
11 purchasers or tenants. ~~MOH The Mayor's Office of Housing~~ shall also hold a general public
12 lottery and maintain and utilize a list generated from this lottery or utilize a list generated from
13 a recent lottery at another similar housing project to fill spaces in units that become available
14 for re-sale or occupancy in any housing project subject to Section 415.1 et seq. this Ordinance
15 after the initial offering. The list shall be updated from time to time but in no event less than
16 annually to insure that it remains current.

17 (2) Preferences: ~~MOH The Mayor's Office of Housing~~ shall create a lottery system that
18 gives preference to people who live or work in San Francisco. MOH shall propose policies and
19 procedures for implementing this preference to the ~~Planning~~ Commission for inclusion in the
20 Procedures Manual. Otherwise, it is the policy of the Board of Supervisors to treat all
21 households equally in allocating affordable units under this Program.

22 (f) Affordable units constructed under Section 415.6 ~~315.5~~ shall not have received
23 development subsidies from any Federal, State or local program established for the purpose
24 of providing affordable housing, and shall not be counted to satisfy any affordable housing
25 requirement for the off-site development.

1 (g) Notwithstanding the provisions of Section ~~415.6(f)~~ ~~315.5(f)~~ above, a developer
2 may use California Debt Limit Allocation Committee (CDLAC) tax-exempt bonds to help fund
3 its obligations under Section 415.1 et seq. this ordinance as long as it provides 20 percent of the
4 units as affordable at 50 percent of area median income for on-site housing or 25 percent of
5 the units as affordable at 50 percent of area median income for off-site housing. Except as
6 provided in this subsection, all units provided under this Section must meet all of the
7 requirements of Section 415.1 et seq. this ordinance and the Procedures Manual for either on- or
8 off-site housing.

9 SEC. ~~415.7~~ ~~315.6~~. COMPLIANCE ~~THROUGH~~ BY PAYMENT OF AN IN-LIEU FEE.

10 If the project ~~sponsor applicant~~ elects, pursuant to Section ~~415.4(c)~~, ~~315.4(e)(2)~~ ~~that the~~
11 ~~project applicant will to~~ pay an in lieu fee to satisfy the requirements of Section 415.1 et seq. this
12 Program, the ~~sponsor project applicant~~ shall pay the in-lieu fee to the Development Fee Collection
13 Unit at DBI for use by MOH prior to issuance of the first construction document , with an option for the
14 project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing
15 to pay a deferral surcharge that would be deposited into the Citywide Affordable Housing Fund in
16 accordance with Section 107A.13.3 of the San Francisco Building Code. meet the following
17 requirements:

18 (a) ~~By paying an in-lieu fee to the Treasurer for use by the Mayor's Office of Housing for~~
19 ~~the purpose of constructing at an alternate site the type of housing required by Section 315.5 within the~~
20 ~~City and County of San Francisco.~~

21 (a) ~~(b)~~ Amount of Fee. The amount of the fee ~~which may be paid by the project applicant~~
22 ~~subject to this Ordinance in lieu of developing and providing housing required by Section 315.4~~ shall
23 be determined by MOH Mayor's Office of Housing ("MOH") utilizing the following factors:

24 (1) The number of units required by Section ~~415.6~~ ~~315.5~~ ~~if the project applicant were to~~
25 ~~elect to meet the requirements of this section by off-site housing development.~~ For the purposes of

1 this ~~s~~Section, the City shall calculate the fee using the direct fractional result of the total
2 number of units multiplied by the percentage of off-site housing required, rather than rounding
3 up the resulting figure as required by Section 415.5(a) ~~315.5(a)~~.

4 (2) The affordability gap using data on the cost of construction of residential housing
5 from the "San Francisco Sensitivity Analysis Summary Report: Inclusionary Housing Program"
6 prepared by Keyser Marston Associates, Inc. in August 2006 for the Maximum Annual Rent or
7 Maximum Purchase Price for the equivalent unit sizes. The ~~Planning~~ Department and MOH
8 shall update the technical report from time to time as they deem appropriate in order to ensure
9 that the affordability gap remains current.

10 (3) No later than July 1 of each year, MOH ~~the Mayor's Office of Housing~~ shall adjust
11 the in lieu fee payment option and provide a report on its adjustment to the Board of
12 Supervisors. MOH shall provide notice of any fee adjustment on its website at least 30 days
13 prior to the adjustment taking effect. MOH ~~The Mayor's Office of Housing~~ is authorized to
14 develop an appropriate methodology for indexing the fee, based on adjustments in the costs
15 of constructing housing and in the price of housing in San Francisco. The method of indexing
16 shall be published in the Procedures Manual.

17 (b) Notice to Development Fee Collection Unit of Amount Owed. Prior to issuance of the
18 building or site permit for a development project subject to Section 415.7, MOH shall notify the
19 Development Fee Collection Unit at DBI electronically or in writing of its calculation of the amount of
20 the in-lieu fee owed.

21 ~~(c) Within 30 days of determining the amount of the fee to be paid by the applicant, MOH~~
22 ~~shall transmit the amount of the fee to the Treasurer. Prior to the issuance by DBI of the first site or~~
23 ~~building permit for the project applicant, whichever applies, the project applicant must notify the~~
24 ~~Planning Department and MOH in writing that it has paid in full the sum required to the Treasurer. If~~
25 ~~the project applicant fails by the applicable date to demonstrate to the Planning Department that the~~

1 *project applicant has paid the applicable sum in full to the Treasurer, DBI shall deny any and all site*
2 *or building permits or certificates of occupancy for the development project until the Planning*
3 *Department notifies DBI and MOH that such payment has been made.*

4 *(d) — Upon payment of the fee in full to the Treasurer and upon request of the project*
5 *applicant, the Treasurer shall issue a certification that the fee has been paid. The project applicant*
6 *shall present such certification to the Planning Department, DBI and MOH prior to the issuance by*
7 *DBI of the first site or building permit or certificate of occupancy for any development subject to this*
8 *Section. Any failure of the Treasurer, DBI, or Planning Department to give any notice under this*
9 *Section shall not relieve a project applicant from compliance with this Section. Where DBI*
10 *inadvertently issues a site or building permit without payment of the fee, DBI shall not issue any*
11 *certificate of occupancy for the project without notification from the Treasurer that the fee required by*
12 *this Section has been paid. The procedure set forth in this subsection is not intended to preclude*
13 *enforcement of the provisions of this section pursuant to any other section of this Code, or other*
14 *authority under the laws of the State of California.*

15 *(e) (c) Use of In-Lieu Fees. All monies contributed pursuant to this sSection shall be*
16 *deposited in the special fund maintained by the Controller called the Citywide Affordable*
17 *Housing Fund. The receipts in the Fund are hereby appropriated in accordance with law to be*
18 *used to (1) increase the supply of housing affordable to qualifying households subject to the*
19 *conditions of this Section, and (2) pay the expenses of MOH in connection with monitoring*
20 *and administering compliance with the requirements of the Program. MOH is authorized to*
21 *use funds in an amount not to exceed \$200,000 every 5 years to conduct follow-up studies*
22 *under Section 415.9(e) ~~315.8(e)~~ and to update the in-lieu fee amounts as described above in*
23 *Section 415.7(a) ~~315.6(b)~~. All other monitoring and administrative expenses shall be*
24 *appropriated through the annual budget process or supplemental appropriation for MOH. The*
25

1 fund shall be administered and expended by MOH, which shall have the authority to prescribe
2 rules and regulations governing the Fund which are consistent with this Section.

3 ~~(f)(d) Lien Proceedings. *If, for any reason, the in-lieu fee imposed pursuant to Section 415.7*~~
4 ~~*remains unpaid following issuance of the first certificate of occupancy, the Development Fee Collection*~~
5 ~~*Unit at DBI shall institute lien proceedings to make the entire unpaid balance of the fee, plus interest*~~
6 ~~*and any deferral surcharge, a lien against all parcels used for the development project in accordance*~~
7 ~~*with Section 408 of this Article and Section 107A.13.15 of the San Francisco Building Code. (H)A*~~
8 ~~*project applicant's failure to comply with the requirements of this Section shall constitute cause for the*~~
9 ~~*City to record a lien against the development project in the sum of the in-lieu fee required under this*~~
10 ~~*Ordinance, as adjusted under this Section.*~~

11 ~~(2) — *If, for any reason, the fee imposed pursuant to this Ordinance remains unpaid following*~~
12 ~~*issuance of the permit, the Treasurer shall initiate proceedings to impose the lien in accordance with*~~
13 ~~*the procedures set forth in Chapter 10, Article XX of the San Francisco Administrative Code to make*~~
14 ~~*the entire unpaid balance of the fee, including interest, a lien against all parcels used for the*~~
15 ~~*development project. The Treasurer shall send all notices required by that Article to the owner of the*~~
16 ~~*property as well as the sponsor. The Treasurer shall also prepare a preliminary report notifying the*~~
17 ~~*sponsor of a hearing to confirm such report by the Board of Supervisors at least 10 days before the*~~
18 ~~*date of the hearing. The report to the sponsor shall contain the sponsor's name, a description of the*~~
19 ~~*sponsor's development project, a description of the parcels of real property to be encumbered as set*~~
20 ~~*forth in the Assessor's Map Books for the current year, a description of the alleged violation of this*~~
21 ~~*Ordinance, and shall fix a time date and place for hearing. The Treasurer shall cause this report to be*~~
22 ~~*mailed to the sponsor and each owner of record of the parcels of real property subject to lien. Except*~~
23 ~~*for the release of lien recording fee authorized by Administrative Code Section 10.237, all sums*~~
24 ~~*collected by the Tax Collector pursuant to this Ordinance shall be held in trust by the Treasurer and*~~
25 ~~*deposited in the Citywide Affordable Housing Fund established in Section 313.12.*~~

1 (3) — ~~Any notice required to be given to a sponsor or owner shall be sufficiently given or~~
2 ~~served upon the sponsor or owner or all purposes hereunder if personally served upon the sponsor or~~
3 ~~owner or if deposited, postage prepaid, in a post office letterbox addressed in the name of the sponsor~~
4 ~~or owner at the official address of the sponsor or owner maintained by the Tax Collector for the~~
5 ~~mailing of tax bills or, if no such address is available, to the sponsor at the address of the development~~
6 ~~project, and to the applicant for the site or building permit at the address on the permit application.~~

7 (g) — ~~In the event a building permit expires prior to completion of the work on and~~
8 ~~commencement of occupancy of a housing project so that it will be necessary to obtain a new permit to~~
9 ~~carry out any development, the obligation to comply with this Program shall be cancelled, and any in-~~
10 ~~lieu fee previously paid to the Treasurer shall be refunded. If and when the sponsor applies for a new~~
11 ~~permit, the procedures set forth in this Ordinance regarding construction of housing or payment of the~~
12 ~~in-lieu fee shall be followed.~~

13 (h) — ~~In the event that a development project for which an in-lieu fee imposed under this~~
14 ~~Section has been fully paid is demolished or converted to a use or uses not subject to this ordinance~~
15 ~~prior to the expiration of its estimated useful life, the City shall refund to the sponsor a portion of the~~
16 ~~amount of an in-lieu fee paid. The portion of the fee refunded shall be determined on a pro rata basis~~
17 ~~according to the ratio of the remaining useful life of the project at the time of demolition or conversion~~
18 ~~in relation to its total useful life. For purposes of this Ordinance, the useful life of a development~~
19 ~~project shall be 50 years.~~

20 SEC. ~~415.8~~ 315.7. DURATION AND MONITORING OF AFFORDABILITY.

21 (a) All units constructed pursuant to Sections ~~415.5~~ 315.4 and ~~415.6~~ 315.5 must be
22 owner-occupied in the case of ownership units or occupied by qualified households in the
23 case of rental units, and shall not remain vacant for a period exceeding 60 days without the
24 written consent of MOH ~~the Mayor's Office of Housing~~. All units constructed pursuant to
25 Sections ~~415.5~~ 315.4 and ~~415.6~~ 315.5 must remain affordable to qualifying households for the

1 life of the project. The income levels specified in the Notice of Special Restrictions and/or
2 Conditions of Approval for the project shall be the required income percentages for the life of
3 the project.

4 (b) The *Planning* Commission or the *Planning* Department shall require all housing
5 projects subject to Section 415.1 et seq. this ordinance to record a Notice of Special Restrictions
6 with the Recorder of the City and County of San Francisco. The Notice of Special Restrictions
7 must incorporate the affordability restrictions. All projects described in Section 415.3
8 ~~315.3(a)(1)~~ and 415.3 ~~315.3(a)(3)~~ must incorporate all of the requirements of this Section 415.7
9 ~~315.7~~ into the Notice for Special Restrictions, including any provisions required to be in the
10 Conditions of Approval for housing projects described in Section 415.3 ~~315.3(a)(2)~~. These
11 Section 415.3 ~~315.3(a)(2)~~ projects which are housing projects which go through the conditional
12 use or planned unit development process shall have Conditions of Approval. The Conditions
13 of Approval shall specify that project applicants shall adhere to the marketing, monitoring, and
14 enforcement procedures outlined in the Procedures Manual, as amended from time to time, in
15 effect at the time of project approval. The *Planning* Commission shall file the Procedures
16 Manual in the case file for each project requiring inclusionary housing pursuant to this
17 Program. The Procedures Manual will be referenced in the Notice of Special Restrictions for
18 each project.

19 (c) Any affordable rental units permitted by the *Planning* Commission to be
20 converted to ownership units must satisfy the requirements of the Procedures Manual, as
21 amended from time to time, including that the units shall be sold at restricted sales prices to
22 households meeting the income qualifications specified in the Notice of Special Restrictions or
23 Conditions of Approval, with a right of first refusal for the occupant(s) of such units at the time
24 of conversion. Upon conversion to ownership, the units are subject to the 50-year rolling
25 resale restrictions, as described in Section 415.8(a) ~~(315.7(a))~~.

1 (d) For ownership units, the Notice of Special Restrictions or Conditions of Approval
2 will include provisions restricting resale prices and purchaser income levels according to the
3 formula specified in the Procedures Manual, as amended from time to time. In the case that
4 subordination of the Affordability Conditions contained in a recorded Notice of Special
5 Restrictions may be necessary to ensure the Project Applicant's receipt of adequate
6 construction and/or permanent financing for the project, or to enable first time home buyers to
7 qualify for mortgages, the project applicant may follow the procedures for subordination of
8 affordability restrictions as described in the principal project's Conditions of Approval and in
9 the Procedures Manual. A release following foreclosure or other transfer in lieu of foreclosure
10 may be authorized if required as a condition to financing pursuant to the procedures set forth
11 in the Procedures Manual.

12 Purchasers of affordable units shall secure the obligations contained in the Notice of
13 Special Restrictions or Conditions of Approval by executing and delivering to the City a
14 promissory note secured by a deed of trust encumbering the applicable affordable unit as
15 described in the Procedures Manual or by an alternative means if so provided for in the
16 Procedures Manual, as amended from time to time.

17 SEC. ~~415.9~~ ~~315.8~~. ENFORCEMENT PROVISIONS AND MONITORING OF
18 PROGRAM.

19 (a) A first construction document or first certificate of occupancy, whichever applies,
20 shall not be issued by the Director of ~~DBI the Department of Building Inspection~~ to any unit in the
21 principal project until all of the affordable housing on-site or off-site housing development
22 requirements of Sections 415.1 et seq. are satisfied. 315.4 or 315.5, if applicable, and Section 315.7
23 are met. A first site permit for the principal project shall not be issued by the Director of the
24 Department of Building Inspection until the requirements of Sections 315.4(e) and 315.6 regarding
25 payment of the in-lieu fee, if applicable, have been met.

1 (b) If, after issuance of the first certificate of occupancy, the *Planning* Commission or
2 *Planning* Department determines that a project *sponsor applicant* has failed to comply with any
3 requirement in Sections 415.1 et seq. 315.4 or 315.5 and the recording of or any reporting
4 requirements of Section 315.7 as detailed in the Procedures Manual, or has violated the
5 Conditions of Approval or terms of the Notice of Special Restrictions, the *Planning* Commission,
6 or Planning Department, or DBI may, until the violation is cured, (a) revoke the certificate of
7 occupancy for the principal project or required affordable units, (b) impose a penalty on the
8 project pursuant to Section 176(c) of this Code, and/or (c) the Zoning Administrator may
9 enforce the provisions of Section 415.1 et seq. this Program through any means provided for in
10 Section 176 of this Code.

11 (c) The ~~*Planning Commission or Planning*~~ Department shall notify MOH the Mayor's
12 Office of Housing of any housing project subject to the requirements of Section 415.1 et seq. this
13 Program, including the name of the project *sponsor applicant* and the number and location of
14 the affordable units, within 30 days of the ~~*Planning Commission's or the Planning*~~ Department's
15 approval of a building; or site permit for the project ; ~~conditional use, planned unit development, or~~
16 ~~live/work permit application.~~ MOH The Mayor's Office of Housing shall provide all project *sponsors*
17 *applicants* with information concerning the City's first time home-buyer assistance programs
18 and any other related programs MOH the Mayor's Office of Housing shall deem relevant to the
19 Residential Inclusionary Affordable Housing ~~this~~ Program.

20 (d) The ~~*Department Planning Commission*~~ shall, as part of the annual Housing
21 Inventory, report to the Board of Supervisors on the results of Section 415.1 et seq. this Program
22 including, but not limited to, a report on the following items:

23 (1) The number of, location of, and project applicant for housing projects which
24 came before the *Planning* Commission for a conditional use or planned unit development
25

1 permit, and the number of, location of, and project applicant for housing projects which were
2 subject to the requirements of Section 415.1 et seq. this Ordinance;

3 (2) The number of, location of, and project sponsor applicant for housing projects
4 which applied for a waiver, adjustment, or reduction from the requirements of Section 415.1 et
5 seq. this Ordinance pursuant to Section 406 of this Article 315.3(e), and the number of, location
6 of, and project sponsor applicant for housing projects which were granted such a waiver,
7 adjustment, or reduction and, if a reduction, to what percentage;

8 (3) The number of, location of, and project sponsor applicant for every housing
9 project to which Section 415.1 et seq. this Ordinance applied and the number of market rate units
10 and the number of affordable on- and off-site units provided, including the location of all of the
11 affordable units; and

12 (e) A study is authorized to be undertaken under the direction of MOH the Mayor's
13 Office of Housing approximately every five years to update the requirements of Section 415.1 et
14 seq. this legislation. MOH The Mayor's Office of Housing shall make recommendations to the
15 Board of Supervisors and the Planning Commission regarding any legislative changes. MOH
16 the Mayor's Office of Housing shall specifically evaluate the different inclusionary housing
17 requirements for developments of over 120 feet approximately five years from the enactment
18 of the requirement or as deemed appropriate by MOH the Mayor's Office of Housing. MOH shall
19 coordinate this report with the five-year evaluation by the Director of Planning required by Section 410
20 of this Article.

21 (f) MOH The Mayor's Office of Housing shall evaluate its monitoring system for
22 affordable units created under this Section and shall compare its system with that of the San
23 Francisco Redevelopment Agency with the goal of establishing, to the extent feasible, a single
24 monitoring system for all inclusionary affordable housing units located in the City and County
25 of San Francisco. Within 6 months of the effective date of Section 415.1 et seq. this Ordinance,

1 MOH shall make any changes to its monitoring system necessary to bring its monitoring
2 system into conformity with the system of the Redevelopment Agency, or, if necessary, MOH
3 shall make recommendations to the Board of Supervisors to amend Section 415.1 et seq. this
4 Ordinance in order to implement improvements to the monitoring system. If it is necessary to
5 amend the Procedures Manual to change its monitoring system to comply with this Section,
6 MOH may make any changes necessary to the Procedures Manual to comply with this
7 Section 415.9(f) 315.8(e). For purposes of this Section 415.9(f) 315.8(e) only and on a one-time
8 basis, MOH may amend the Procedures Manual without obtaining approval from the Planning
9 Commission. If MOH determines that some or all of the aspects of its system are more
10 effective than the Redevelopment Agency's system, it shall inform the Board of Supervisors
11 and recommend that the Board urge the Redevelopment Agency to conform its procedures to
12 the City's.

13 (g) Annual Monitoring:

14 (1) MOH The Mayor's Office of Housing shall monitor and require occupancy
15 certification for affordable ownership and rental units on an annual basis, as outlined in the
16 Procedures Manual.

17 (2) MOH The Mayor's Office of Housing may require the owner of an affordable rental
18 unit, the owner's designated representative, or the tenant in an affordable unit to verify the
19 income levels of the tenant on an annual basis, as outlined in the Procedures Manual.

20 SEC. 416. MARKET AND OCTAVIA AREA PLAN AFFORDABLE HOUSING FEE.-(i)
21 Market and Octavia Area Plan: Sections 416.1 through 416.6, hereafter referred to as Section 416.1 et
22 seq., set forth the requirements and procedures for the Market and Octavia Area Plan Affordable
23 Housing Fee.

24 SEC. 416.1. FINDINGS. The Board of Supervisors hereby finds that:
25

1 A. ~~The~~ additional affordable housing requirements of this Section are supported by
2 the Nexus Study performed by Keyser Marston and Associates referenced in Section
3 415.1(11) ~~315.2(12)~~ and found in Board File No. 081152. The Board of Supervisors has
4 reviewed the study and staff analysis and report of the study and, on that basis, finds that the
5 study supports the current inclusionary housing requirements combined with the additional
6 affordable housing fee. Specifically, the Board finds that the study: (1) identifies the purpose of
7 the additional fee to mitigate impacts on the demand for affordable housing in the City; (2)
8 identifies the use to which the additional fee is to be put as being to increase the City's
9 affordable housing supply; and (3) establishes a reasonable relationship between the use of
10 the additional fee for affordable housing and the need for affordable housing and the
11 construction of new market rate housing. Moreover, the Board finds that the current
12 inclusionary requirements combined with the additional fee are less than the cost of mitigation
13 and do not include the costs of remedying any existing deficiencies. The Board also finds that
14 the study establishes that the current inclusionary requirements and additional fee do not
15 duplicate other City requirements or fees.

16 B. Furthermore, the Board finds that generally an account has been established,
17 funds appropriated, and a construction schedule adopted for affordable housing projects
18 funded through the Inclusionary Housing program. ~~and~~ The additional fee or ~~that~~ the in-lieu
19 fees and the additional fee will reimburse the City for expenditures on affordable housing that
20 have already been made.

21 C. ~~Furthermore, the Board finds that a~~ A major Market and Octavia Area Plan
22 objective is to direct new market rate housing development to the area. That new market rate
23 development will greatly outnumber both the number of units and potential new sites within
24 the plan area for permanently affordable housing opportunities. The City and County of San
25 Francisco has adopted a policy in its General Plan to meet the affordable housing needs of its

1 general population and to require new housing development to produce sufficient affordable
2 housing opportunities for all income groups, both of which will not be met by the projected
3 housing development in the plan area. In addition, the "Draft Residential Nexus Analysis City
4 and County of San Francisco" of December 2006 indicates that market rate housing itself
5 generates additional lower income affordable housing needs for the workforce needed to
6 serve the residents of the new market rate housing proposed for the plan area. In order to
7 meet the demand created for affordable housing by the specific policies of the Plan and to be
8 consistent with the policy of the City and County of San Francisco it is found that an additional
9 affordable housing fee need be included on all market rate housing development in the Plan
10 Area with priority for its use being given to the Plan area.

11 SEC. 416.2. DEFINITIONS. *In addition to the definitions set forth in Section 401 of this*
12 *Article, ~~the~~ definitions in Section ~~421.2~~ ~~326.2~~ and ~~418.2~~ ~~318.2~~ shall apply.*

13 SEC. 416.3. APPLICATION OF AFFORDABLE HOUSING REQUIREMENT. The
14 requirements of Sections ~~415.1~~ ~~315~~ through ~~415.9~~ ~~315.9~~ shall apply in the Plan Area *in addition*
15 *subject* to the following: ~~An additional affordable housing requirement shall apply in the Market~~
16 ~~and Octavia Plan Area as follows:~~

17 (a) Fee Amount of fee: All development projects that have not received Planning
18 Department or Commission approval as of the effective date of Section 416.1 et seq. ~~this~~
19 ~~legislation~~ and that are subject to the Residential Inclusionary Affordable Housing Program
20 shall pay an additional affordable housing fee per square foot of Residential Space Subject to
21 the Community Improvements Impact Fee as follows; \$8.00 in the Van Ness Market Special
22 Use District; \$4.00 in the NCT District; and \$0.00 in the RTO District.

23 (b) Other Fee Provisions. *This additional affordable housing fee shall be subject to the*
24 *inflation adjustment provisions of Section 421.3(g)(1); the waiver and reduction provisions of Section*
25 *421.4; the lien proceedings in Section 421.4; and the credit provisions of Section 405. This additional*

1 affordable housing fee may not be met through the in-kind provision of community improvements or
2 Community Facilities (Mello Roos) financing options of Sections 426.3(e) and (f).

3 (c) Exemption for Affordable Housing. A project applicant shall not pay a supplemental
4 affordable housing fee for any square foot of space designated as a below market rate unit
5 under Section 415.1 et seq. ~~this inclusionary affordable housing program~~ , ~~the Citywide Inclusionary~~
6 Affordable Housing Program, or any other residential unit that is designated as an affordable
7 housing unit under a Federal, State, or local restriction in a manner that maintains affordability
8 for a term no less than 50 years.

9 (d) Timing of payment. ~~The Market and Octavia Plan Area Affordable Housing f~~Fee
10 shall be paid before the City issues a first construction document, with an option for the project
11 sponsor to defer payment to prior to issuance of the first certificate of occupancy ~~for the project upon~~
12 agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San Francisco
13 Building Code.

14 SEC. 416.4. IMPOSITION OF AFFORDABLE HOUSING REQUIREMENT.

15 (a) Determination of Requirements. The Department shall determine the applicability of
16 Section 416.1 et seq. to any development project requiring a building or site permit and, if Section
17 416.1 et seq. is applicable, shall impose any such requirements as a condition of approval for issuance
18 of the building or site permit. The project sponsor shall supply any information necessary to assist the
19 Department in this determination.

20 (b) Department Notice to Development Fee Collection Unit of Fee Requirements. After the
21 Department has made its final determination regarding the application of the affordable housing
22 requirements to a development project pursuant to Section 416.1 et seq., it shall immediately notify the
23 Development Fee Collection Unit at DBI of the applicable affordable housing fee amount in addition to
24 the other information required by Section 402(b) of this Article.

1 (c) Process for Revisions of Determination of Requirements. In the event that the
2 Department or the Commission takes action affecting any development project subject to Section 416.1
3 et seq. and such action is subsequently modified, superseded, vacated, or reversed by the Board of
4 Appeals, the Board of Supervisors, or by court action, the procedures of Section 402(c) of this Article
5 shall be followed.

6 SEC. 416.5. LIEN PROCEEDINGS. A sponsor's failure to comply with the requirements of
7 Section 416.1 et seq. shall constitute cause for DBI to institute lien proceedings against the
8 development project to recover the development fee, plus interest and any deferral surcharge, in
9 accordance with Section 408 of this Article and Section 107A.13.15 of the San Francisco Building
10 Code.

11 SEC. 416.6. USE OF FUNDS. Use of Fee: The additional affordable housing requirement
12 specified in this Section for the Market and Octavia Plan Area shall be paid into the Citywide
13 Affordable Housing Fund, but the funds shall be separately accounted for. MOH shall expend
14 the funds according to the following priorities: First, to increase the supply of housing
15 affordable to qualifying households in the Market and Octavia Plan Area; second, to increase
16 the supply of housing affordable to qualifying households within 1 mile of the boundaries of
17 the Plan Area; third, to increase the supply of housing affordable to qualifying households in
18 the City and County of San Francisco. The funds may also be used for monitoring and
19 administrative expenses subject to the process described in Section ~~415.7(c)~~ 315.6(e).

20 ~~Other fee provisions: This additional affordable housing fee shall be subject to the following~~
21 ~~provisions of Sections 326 et seq.: the inflation adjustment provisions of Section 326.3(d); the waiver~~
22 ~~and reduction provisions of Section 326.3(h); the lien proceedings in Section 326.4; and the refund~~
23 ~~provisions of Section 326.5. This additional affordable housing fee may not be met through the in-kind~~
24 ~~provision of community improvements or Community Facilities (Mello-Roos) financing options of~~
25 ~~Sections 326.3(e) and (f).~~

1 SEC. 417 (formerly Section 315.4(a)(1)(ii)). EASTERN NEIGHBORHOODS AREA PLAN
2 ALTERNATE AFFORDABLE HOUSING IN-LIEU FEE. Sections 417.1 through 416.7, hereafter
3 referred to as Section 417.1 et seq., set forth the requirements and procedures for the Eastern
4 Neighborhoods Area Plan Alternate Affordable Housing In-Lieu Fee. (ii) ~~Eastern Neighborhoods~~
5 ~~Project Area: The requirements of Sections 315 through 315.9 and 319 shall apply in the Eastern~~
6 ~~Neighborhoods Plan Area subject to the following and subject to any stated exceptions elsewhere in~~
7 ~~this Code, including the specific provisions in Section 319:~~

8 SEC. 417.1. FINDINGS. The Board of Supervisors hereby finds that:

9 A. ~~The~~ fee provisions of this Section are equivalent to or less than the fees for
10 developments of over 20 units previously adopted by the Board in Ordinance No. 051685 and
11 060529 and are also supported by the Nexus Study performed by Keyser Marston and
12 Associates referenced in Section 415.1(11) ~~315.2(12)~~ and found in Board File No. 081152. The
13 Board of Supervisors has reviewed the study and staff analysis prepared by the MOH Mayor's
14 ~~Office of Housing~~ dated July 24, 2008 in Board File No. 081152 and, on that basis, finds that
15 the study supports the current proposed changes to the inclusionary housing requirements for
16 projects of 20 units or less in the Eastern Neighborhood Area Plan. Specifically, the Board
17 finds that the study and staff memo: (1) identifies the purpose of the additional fee to mitigate
18 impacts on the demand for affordable housing in the City; (2) identifies the use to which the
19 additional fee is to be put as being to increase the City's affordable housing supply; and (3)
20 establishes a reasonable relationship between the use of the additional fee for affordable
21 housing and the need for affordable housing and the construction of new market rate housing.
22 Moreover, the Board finds that the new inclusionary requirements are less than the cost of
23 mitigation and do not include the costs of remedying any existing deficiencies. The Board also
24 finds that the study establishes that the inclusionary requirements do not duplicate other City
25 requirements or fees.

1 B. Furthermore, the Board finds that generally an account has been established,
2 funds appropriated, and a construction schedule adopted for affordable housing projects
3 funded through the Inclusionary Housing program and the in lieu fees will reimburse the City
4 for expenditures on affordable housing that have already been made.

5 C. ~~Furthermore, I~~The Board finds that small scale development faces a number of
6 challenges in the current development climate, including limited access to credit and often, a
7 higher land cost per unit for the small sites on which they develop. Because of these and
8 other variations from larger-scale development, they operate under a somewhat unique
9 development model which cannot be fully encapsulated within the constraints of the Eastern
10 Neighborhoods Financial Analysis, prepared to assess the financial feasibility of increasing
11 housing requirements and impact fees in the Plan Areas. To address these challenges, the
12 Board finds that a number of slight modifications to the affordable housing requirements of the
13 Eastern Neighborhoods, to apply to small projects (defined as 20 units or fewer, or less than
14 25,000 gross square feet) are appropriate.

15 SEC. 417.2. DEFINITIONS.

16 "Gross square footage" shall have the meaning set forth in Section 102.9.

17 ~~"Development Application" shall have the meaning set forth in Section 175.6.~~

18 "Eastern Neighborhood Controls" shall have the meaning set forth in Section 175.6.

19 Application.

20 SEC. 417.3. APPLICATION OF AFFORDABLE HOUSING REQUIREMENT.

21 (a) Application. The alternate affordable housing in-lieu fee described in this Section

22 ~~The option described in this subsection (ii)~~ shall only apply ~~be provided~~ to development
23 projects that are subject to the Eastern Neighborhood Controls ~~as defined in Section 175.6 (e),~~
24 ~~and~~ consist of 20 units or less or less than 25,000 gross square feet, and are subject to the

1 requirements of Sections 415 through 415.9 and 419, and any stated exceptions elsewhere in this Code,
2 including the specific provisions in Section 419 .

3 (b) Amount of Fee. ~~All~~ Any sponsor of a development projects subject to this
4 ~~sub~~Section may choose to pay ~~a square foot~~ an alternate in-lieu fee equal to \$40.00 per gross
5 square foot of net new residential development instead of the standard in-lieu fee requirements set
6 forth provided for in Section ~~415.7~~ 315.6 as follows. ~~If this option is selected, the project applicant~~
7 ~~shall pay \$40.00 per gross square foot of net new residential development.~~

8 (c) Calculation of Gross Square Feet of Residential Area. The calculation of gross
9 square feet shall not include nonresidential uses, including any retail, commercial, or PDR
10 uses, and all other space used only for storage and services necessary to the operation or
11 maintenance of the building itself.

12 (d) Timing of Payment. The Eastern Neighborhoods Alternate Affordable Housing Fee
13 ~~project applicant~~ shall be paid to the Development Fee Collection Unit at DBI prior to issuance of the
14 first construction document, with an option for the project sponsor to defer payment to prior to
15 issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be
16 deposited into the Citywide Affordable Housing Fund in accordance with Section 107A.13.3 of the San
17 Francisco Building Code. pay the fee prior to issuance by DBI of the first site or building permit for the
18 project. At the project applicant's option, it may choose to pay only 50% of the fee prior to issuance by
19 DBI of the first site or building permit and, prior to issuance of the first site or building permit, the City
20 shall impose a lien on the property for the remaining 50% of the fee through the procedures set forth in
21 Section 315.6(f) except that no interest will accrue for the first twelve months from the issuance of the
22 first construction document or site or building permit for the project. ~~The project applicant shall pay~~
23 ~~the remaining 50% of the fee prior to issuance by DBI of a first certificate of occupancy. When 100% of~~
24 ~~the fee is paid, including interest if applicable, the City shall remove the lien.~~

25 SEC. 417.4. IMPOSITION OF AFFORDABLE HOUSING REQUIREMENT.

1 (a) Determination of Requirements. The Department shall determine the applicability of
2 Section 417.1 et seq. to any development project requiring a building or site permit and, if Section
3 417.1 et seq. is applicable, shall impose any such requirements as a condition of approval for issuance
4 of the building or site permit. The project sponsor shall supply any information necessary to assist the
5 Department in this determination.

6 (b) Department Notice to Development Fee Collection Unit of Fee Requirements. After the
7 Department has made its final determination regarding the application of the affordable housing
8 requirements to a development project pursuant to Section 417.1 et seq., it shall immediately notify the
9 Development Fee Collection Unit at DBI of the applicable affordable housing fee amount in addition to
10 the other information required by Section 402(b) of this Article.

11 (c) Process for Revisions of Determination of Requirements. In the event that the
12 Department or the Commission takes action affecting any development project subject to Section 417.1
13 et seq. and such action is subsequently modified, superseded, vacated, or reversed by the Board of
14 Appeals, the Board of Supervisors, or by court action, the procedures of Section 401(c) shall be
15 followed.

16 SEC. 416.5. LIEN PROCEEDINGS. If, for any reason, the fee imposed by Section 416.1 et seq.
17 remains unpaid following issuance of the certificate of occupancy, the Development Fee Collection
18 Unit at DBI shall institute lien proceedings to make the entire unpaid balance of the fee, plus interest
19 and any deferral surcharge, against all parcels used for the development project in accordance with
20 Section 408 of this Article and Section 107A.13.15 of the San Francisco Building Code.

21 SEC. 417.6. USE OF FUNDS. ~~Use of Fee.~~ The Eastern Neighborhoods Area Plan Alternate
22 ~~In-Lieu f~~Fee shall be paid into the Citywide Affordable Housing Fund, but the funds shall be
23 separately accounted for. MOH shall expend the funds according to the following priorities:
24 First, to increase the supply of housing affordable to qualifying households in the Eastern
25 Neighborhoods Project Areas; second, to increase the supply of housing affordable to

1 qualifying households within 1 mile of the boundaries of the Eastern Neighborhoods Project
2 Areas; third, to increase the supply of housing affordable to qualifying households in the City
3 and County of San Francisco. The funds may also be used for monitoring and administrative
4 expenses subject to the process described in Section 415.6(c) ~~315.6(e)~~.

5 ~~SEC. 315.9. PARTIAL INVALIDITY AND SEVERABILITY.~~

6 ~~If any provision of this Ordinance or its application to any housing project or to any~~
7 ~~geographical area of the City, is held invalid, the remainder of this Ordinance, or the application of~~
8 ~~such provision to other housing projects or to any other geographical areas of the City, shall not be~~
9 ~~affected thereby.~~

10 SEC. 418 (formerly Section 318). COMMUNITY IMPROVEMENTS FUND AND SOMA
11 COMMUNITY STABILIZATION FUND IN DTR DISTRICTS.

12 Sections 418.2 through 418.9 ~~318.1--318.9~~, hereafter referred to as Section 418.1 et seq., set
13 forth the requirements and procedures for the Downtown Residential Community
14 Improvements Fund and the SOMA Community Stabilization Fund.

15 SEC. 418.1 ~~318.1~~. FINDINGS.

16 A. The population of California has grown by more than 11 percent since 1990 and is
17 expected to continue increasing. The San Francisco Bay Area is growing at a rate similar to
18 the rest of the State. New residential construction in San Francisco is necessary to
19 accommodate the additional population. At the same time, new residential construction should
20 not diminish the City's open space or increase dependence on the private automobile for
21 commuting.

22 San Francisco already is experiencing a severe shortage of housing available to
23 people at all income levels, resulting in a sharp increase in home prices. The Association of
24 Bay Area Governments' Regional Housing Needs Determination (RHND) forecasts that
25

1 20,372 new residential units need to be built in San Francisco by 2006, and at least 5,639 of
2 these units should be available to moderate income households.

3 The City should encourage new housing production in a manner that enhances existing
4 neighborhoods and creates new residential and mixed-use neighborhoods. One solution to
5 the housing crisis is to encourage the construction of higher density housing in areas of the
6 City best able to accommodate such housing because of easy access to public transit and the
7 availability of larger development sites.

8 Many elements constrain housing production in the City, making it a challenge to build
9 housing that is affordable to those at moderate income levels. San Francisco is largely built
10 out, and its geographical location at the northern end of a peninsula inherently prevents
11 substantial new development. There is no available adjacent land to be annexed, as the cities
12 located on San Francisco's southern border are also dense urban areas. Thus, new
13 construction of housing is limited to areas of the City not previously designated as residential
14 areas, infill sites, or areas with increased density. New market-rate housing absorbs a
15 significant amount of the remaining supply of land and other resources available for
16 development and thus limits the supply of affordable housing.

17 Emerging downtown residential areas of the City contain many older commercial,
18 institutional and industrial uses. Due to the underutilization of land in these areas and their
19 proximity to downtown employment and City and regional transport, they present an
20 opportunity to build a quantity of new housing at increased densities within easy walking
21 distance of the downtown and City and regional transit centers in a way that can contribute to
22 a vibrant downtown community over the next several years. The Planning Department is
23 currently rezoning these areas to a "Downtown Residential" (DTR) zoning that will enable
24 significant new high-density residential development. These areas are lacking, however, in
25 even basic infrastructure and amenities necessary to serve a residential population, and the

1 need for these improvements will increase as the downtown's residential population,
2 especially families and children, grow with the transformation of these areas into dense
3 mixed-use residential districts. While the open space requirements imposed on individual
4 developments address minimum needs for private open space and access to light and air,
5 such open space cannot provide the same social and recreational opportunities as safe and
6 attractive public sidewalks, parks and other community services, nor does it contribute to the
7 overall transformation of the district into a safe and attractive residential area.

8 In order to enable the City and County of San Francisco to create a coherent,
9 attractive, and safe residential neighborhood in these emerging downtown residential areas,
10 and to increase property values and investment in the district, it is necessary to upgrade
11 existing streets and streetscaping, and to acquire and develop neighborhood parks, recreation
12 facilities and other community services to serve the new residential population. To fund such
13 community infrastructure and amenities, new residential development in the district shall be
14 assessed development impact fees proportionate to the increased demand for such
15 infrastructure and amenities created by the new housing. The City will use the proceeds of the
16 fee to build new infrastructure and enhance existing infrastructure in the district or within 250
17 feet of the district that provides direct benefits to the new housing. The net increase in
18 individual property values in these areas due to the enhanced neighborhood amenities
19 financed with the proceeds of the fee are expected to exceed the payments of fees by the
20 sponsors of residential development. A Community Improvements Impact Fee shall be
21 established for DTR districts as set forth herein.

22 B. To respond to this identified need for housing, Rincon Hill and other downtown
23 neighborhoods are proposed to be rezoned as part of comprehensive neighborhood plans to
24 encourage high-density residential uses. These areas are currently occupied primarily by
25 older commercial and industrial uses with minimal public infrastructure and amenities to

1 support a significant residential population. In addition, very few residents currently reside in
2 these areas. New residential development in these areas will impact the local infrastructure
3 and generate a substantial need for community improvements as the district's population
4 grows as a result of new residential development. Substantial new investments in community
5 infrastructure, including parks, pedestrian and streetscape improvements, and other
6 community facilities are necessary to mitigate the impacts of new development in these
7 districts.

8 The amendments to the General Plan, Planning Code and Zoning Map that correspond
9 to Section 418.1 et seq. ~~this Ordinance~~ will permit an extraordinary amount of new residential
10 development. More than 2,220 new units representing approximately 5,100 new residents
11 would be anticipated in the neighborhood, and along with other approved projects, will result
12 in a 400% increase in the area's residential population. This new development will have an
13 extraordinary impact on the district's dated infrastructure. As described more fully in the
14 Rincon Hill Plan Final Environmental Impact Report, San Francisco Planning Department,
15 Case No. 2000.1081E, 2005 on file with the Clerk of the Board in File No. 050865, new
16 development will also generate substantial new traffic in the area, which will impact the area.
17 The Rincon Hill Plan proposes to mitigate these impacts by providing extensive pedestrian,
18 traffic-calming and other streetscape improvements that will make it attractive to residents to
19 make as many daily trips as possible on foot, by bicycle or on transit. A comprehensive
20 program of new public infrastructure is necessary to mitigate the impacts of the proposed new
21 development and to provide these basic community improvements to the area's growing
22 residential population.

23 As a result of this new development, property tax revenue is expected to increase by
24 as much as \$29 million annually in Rincon Hill. These revenues will fund improvements and
25 expansions to general City services, including Police, Fire, Emergency, and other services

1 needed to partially meet increased demand associated with new development. Local impacts
2 on the need for community infrastructure will be extraordinary in Rincon Hill, compared to
3 those typically funded by city government through property tax revenues. The relative cost of
4 capital improvements, along with the reduced role of State and federal funding sources,
5 increases the necessity for development impact fees to cover these costs. General property
6 tax revenues will not be adequate to fully fund the costs of the community infrastructure
7 necessary to mitigate the impacts of new development in the Rincon Hill area.

8 Development impact fees are a more cost-effective, realistic way to implement
9 mitigations to a local area associated with a particular development proposal's impact. As
10 important, the proposed Rincon Hill Community Infrastructure Impact Fee would be dedicated
11 to the Rincon Hill area, directing benefits of the fund directly to those who pay into the fund.

12 While this fee will increase the overall burden on new development in the area, the
13 burden is typically reflected in a reduced sale price for developable land, or passed on to the
14 buyers/renters of housing in the area and thus is born primarily by those who have caused the
15 impact and who will ultimately enjoy the benefits of the community improvements it pays for.

16 C. The purpose of the proposed Rincon Hill Community Infrastructure Impact Fee is to
17 provide specific improvements, including community open spaces, pedestrian and streetscape
18 improvements and other facilities and services. These improvements are described in detail in
19 the Rincon Hill Plan and Section 418.1 et seq. ~~the proposed ordinance~~, and are necessary to meet
20 established City standards for the provision of such facilities. The Rincon Hill Community
21 Improvements Fund and Community Infrastructure Impact Fee will create the necessary
22 financial mechanism to fund these improvements in proportion to the need generated by new
23 development.

24 The capital improvements, which the fee would fund, are clearly described in Section
25 418.1 et seq. ~~the Ordinance~~, and in Table 1 below. The fee would be used solely to fund the

1 acquisition, design, construction, and maintenance of public facilities in DTR Districts, and
2 specifically in the Rincon Hill area. The proposed fees only cover impacts caused by new
3 development and are not intended to remedy already existing deficiencies; those costs will be
4 paid for by other sources.

5 The proposed improvements described in Table 1 are necessary to serve the new
6 population at the anticipated densities and meet established standards for local access to
7 parks and community facilities described in the General Plan.

8 The exact amount of the fee has been calculated by the *Planning* Department based on
9 accepted professional methods for the calculation of such fees described in more detail in the
10 *Planning Depart Department's* case report for *Section 418.1 et seq. this Ordinance*, on file with the
11 Clerk of the Board in File No. 050865. Cost estimates are based on a detailed assessment of
12 the potential cost to the city of providing the specific improvements described in the Rincon
13 Hill Plan.

14 D. The proposed Rincon Hill Community Infrastructure Impact Fee would fund
15 mitigations of the impacts of new development on:

- 16 • Open Space: Acquisition and development of neighborhood parks;
- 17 • Streets: Extensive streetscape improvements throughout the district, including
18 sidewalk widenings on Spear, Main, Beale and Essex Streets that would result in useable
19 neighborhood open space;
- 20 • Community Facilities: ADA, seismic and tenant improvements to the Sailor's Union of
21 the Pacific building at 450 Harrison Street that would make the building available for public
22 uses, including community arts, recreation and education facilities; and
- 23 • Library Services: Funding to provide library services to the area's new residential
24 population to established City standards, whether provided in the area or in existing San
25 Francisco Public Library facilities.

1 Specific capital improvements to mitigate the impact of new residential development in
 2 Rincon Hill are proposed and detailed cost estimates have been developed. These are
 3 described in Table 1.

4 Table 1
 5 Cost Summary of the Proposed Rincon Hill
 6 Community Infrastructure Improvements

8 Total Unit Potential Under the Proposed Rezoning	2,220
9	
10 Average Unit Size (net SF)	925
11	
12 Total Occupiable Residential SF (net SF)	2,053,500
13	

15 Mitigation	Cost
16 Living Street Open Space 17 Improvements	\$ 5,924,406
18 Pedestrian Safety and 19 Streetscape Improvements	3,883,953
20 Traffic Calming to 21 Residential Alleys	1,381,000
22 Rincon Hill Park	12,866,052
23 Essex Hillside Park	472,050
24 Sailor's Union of the Pacific Community Center	2,500,000
25	

1	Library Services	601,718
2	Gross Cost of Community	\$ 27,629,179
3	Facility Improvements	
4	Less Current Requirements for Street	
5	Improvements	(1,701,679)
6	Net Cost of Community	
7	Facility Improvements	\$25,927,499.81
8		
9	Average Cost per Occupiable Residential SF	\$ 12.63
10	SF Planning Department, April 2005	

11 The costs in Table I are realistic estimates made by the *Planning* Department of the
12 actual costs for improvements related to mitigating the impacts of new development. Detailed
13 cost estimates are on file at the *Planning* Department in Case File No. 2000.108 and on file
14 with the Clerk of the Board in File No. 050865. The proposed fee would cover 85% of the
15 estimated costs of the community improvements necessary to mitigate these impacts, as
16 described in Table 2. By charging developers less than the maximum amount of the justified
17 impact fee, the City avoids any need to refund money to developers if the fees collected
18 exceed costs.

19 E. Section 418.1 et seq. ~~The Ordinance~~ imposes the following fee structure.

20 Table 2
21 Proposed Rincon Hill Community
22 Infrastructure Impact Fee, Rates
23 and Projected Fee Revenues

24		All Projects
25		

1	No. of Units	2,220
2	Total Occ. Res. SF**	2,109,000
3	Fee Rate/Occ. Res. SF	\$ 11.00
4	Projected Fee Revenue	\$ 23,199,000
5	**Assumes an average of 925 net SF per unit	
6	SF Planning Department, April 2005	
7		

8 F. The proposed Rincon Hill Community Infrastructure Impact Fee is necessary to
9 meet relevant State and national service standards, as well as local standards in the Goals
10 and Objectives of the General Plan as described below:

11 Open Space: The San Francisco General Plan contains the following objectives and
12 policies that call for the provision of streetscape parks and community facilities improvements
13 to serve San Francisco's residential population: Recreation and Open Space Element
14 Objective 2 (Develop and maintain a diversified and balanced citywide system of high quality
15 public open space); Policy 2.1 (Provide an adequate total quantity and equitable distribution of
16 public open spaces throughout the City); Policy 2.7 (Acquire additional open space for public
17 use), Objective 4 (Provide opportunities for recreation and the enjoyment of open space in
18 every San Francisco neighborhood), Policy 4.4 (Acquire and develop new public open space
19 in existing residential neighborhoods, giving priority to areas which are most deficient in open
20 space), Policy 4.6 (Assure the provision of adequate public open space to serve new
21 residential development), and Urban Design Element Policy 4.8 (Provide convenient access
22 to a variety of recreation opportunities).

23 The Recreation and Open Space Element of the General Plan cites the National Park
24 and Recreation Association open space standard of 10 acres per 1,000 residents. Although it
25 acknowledges that this standard is unachievable in a built-out city with limited open space

1 opportunities such as San Francisco, it notes that San Francisco does have an average of
2 approximately 5.5 open space acres per resident, and states, "to the extent it reasonably can,
3 the City should increase the per capita supply of public open space within the City." This
4 standard is consistent with the national standards for the provision of open space to serve
5 residential uses.

6 Additionally, the General Plan contains standards for the distribution of public open
7 space. Areas within acceptable walking distance of open space include areas within 1/2 mile
8 of a "Citywide" open space (1--1,000 acres), 3/8 mile of a "District" open space (> 10 acres),
9 1/4 mile of a "Neighborhood" open space (1--10 acres), and 1/8 mile of a "Subneighborhood"
10 open space (< 1 acre).

11 Map 2 of the Recreation and Open Space Element shows that the entirety of Rincon
12 Hill is not served by open space, and Figure 3 identifies the Rincon Hill area as an "Area Not
13 Served by Public Open Space." Map 4 identifies the Rincon Hill area as an area in which to
14 "Provide New Open Space in the General Vicinity."

15 As a primarily industrial and commercial area, Rincon Hill has historically not had a
16 great need for open space. However, as this area transitions to residential use, new
17 development will create a need for open space to serve the new residential population,
18 pursuant to Recreation and Open Space Element Policy 4.6, which states, "Assure the
19 provision of adequate public open space to serve new residential development."

20 The neighborhood open spaces which would be funded through the Rincon Hill
21 Community Infrastructure Impact Fee would alleviate a portion of the impacts associated with
22 new development and meet the needs of the new population by raising the per capita amount
23 of open space in the district, and by bringing parts of the district within 1/4 mile of an open
24 space, the General Plan standard for "Neighborhood" open spaces (1--10 acres). Together
25 with existing and other proposed parks, approximately 8.5 acres of open space would be

1 available to serve the Rincon Hill area's projected population of 16,400 residents, or 0.52
2 acres of open space per 1000 residents.

3 Streetscape Improvements: The proposed pedestrian and streetscape improvements
4 would increase the amount of useable open space in Rincon Hill, improve pedestrian safety,
5 reduce automobile trips and therefore mitigate traffic impacts expected in the district. Policy
6 4.11 of the Urban Design Element states, "Make use of street space and other unused public
7 areas for recreation," and continues: "Walking along neighborhood streets is the common
8 form of recreation. The usefulness of streets for this purpose can in many cases be improved
9 by widening of sidewalks and installation of simple improvements such as benches and
10 landscaping. Such improvements can often be put in place without narrowing of traffic lanes
11 by use of parking bays with widening of sidewalks at the intersections and at other points
12 unsuitable for parking. Streets that have roadways wider than necessary, and streets that are
13 not developed for traffic because of their steepness, provide exceptional opportunities for
14 recreation. These areas can be developed with playgrounds, sitting areas, viewpoints and
15 landscaping that make them neighborhood assets and increase the opportunities for
16 recreation close to the residents' homes."

17 Map 9 of the Recreation and Open Space Element identifies Rincon Hill as one area to
18 "Improve Street Space for Recreation and Landscaping where Possible."

19 In Rincon Hill, which will be deficient in open space when built out as a residential
20 neighborhood, and where available land for new open space is scarce, excess street space
21 that can be used for open space forms an important component of the open space system. A
22 portion of the funds collected from the Rincon Hill Community Infrastructure Impact Fee would
23 be used to widen sidewalks on streets with excess roadway width, and use this space for
24 recreation and open space amenities, helping to alleviate the open space need brought about
25 by new development.

1 National and international transportation studies (such as the Dutch Pedestrian Safety
2 Research Review, T. Hummel, SWOV Institute for Road Safety Research (Holland), and
3 University of North Carolina Highway Safety Research Center for the U.S. Dpt. of
4 Transportation, 1999 on file with the Clerk of the Board in File No. 050865) have
5 demonstrated that pedestrian, traffic-calming and streetscape improvements of the type
6 proposed for Rincon Hill result in safer, more attractive pedestrian conditions. These types of
7 improvements are essential to making pedestrian activity safe and attractive in the district,
8 thereby helping to mitigate traffic impacts associated with excess automobile trips that could
9 otherwise be generated by new development.

10 Community Facilities: The Community Facilities Element of the General Plan contains
11 the following relevant provisions: Objective 3 (Assure that Neighborhood Residents Have
12 Access to Needed Services and a Focus for Neighborhood Activities), Policy 3.1 (Provide
13 neighborhood centers in areas lacking adequate community facilities, Policy 3.3 (Develop
14 centers to serve an identifiable neighborhood), Policy 3.4 (Locate neighborhood centers so
15 they are easily accessible and near the natural center of activity), and Policy 3.5 (Develop
16 neighborhood centers that are multipurpose in character, attractive in design, secure and
17 comfortable, and inherently flexible in meeting the current and changing needs of the
18 neighborhood served.

19 Figure 2 of the Recreation and Open Space Element shows Rincon Hill as entirely
20 outside of the service area for public gyms and recreation centers.

21 A portion of the funds from the Rincon Hill Community Infrastructure Impact Fee would
22 pay for tenant improvements to the Sailor's Union of the Pacific Building at 450 Harrison
23 Street, for spaces within the building that would be used for public community arts, education
24 and recreation facilities. National and international best practices identify the need to provide
25 community facilities to serve residential areas, especially in areas rezoned for high-density

1 housing without existing community infrastructure. Vancouver, B.C. has established service
2 standards for the provision of community facilities in high-density residential areas. The
3 *Planning* Department has determined that the community facilities proposed in Rincon Hill are
4 consistent with these standards. Rincon Hill is currently deficient in community facilities; this
5 condition will be exacerbated when the residential population of the area increases over time.
6 Funds from the Community Infrastructure Impact Fee would be used to directly fund a new
7 community center that would alleviate the deficiency brought about by the demand generated
8 from new residents, by creating a public recreation, arts, and education facility accessible to
9 all Rincon Hill residents.

10 Library Services: New residents in Rincon Hill will generate a substantial new need for
11 library services. The San Francisco Public Library has indicated that it does not anticipate
12 adequate demand for a branch library in Rincon Hill at this time. However, the increase in
13 population in Rincon Hill will create additional demand at other libraries, primarily the Main
14 Library and the new Mission Bay branch library. The Rincon Hill Community Infrastructure
15 Impact Fee includes a funding for library services equal to \$69 per new resident, which is
16 consistent with the service standards used by the San Francisco Public Library for allocating
17 resources to neighborhood branch libraries.

18 F. The development of the Rincon Hill Area Plan will also have economic impacts on
19 the immediately surrounding area of SOMA. Specifically, the development will have impacts
20 on affordable housing, economic and community development, and community cohesion in
21 SOMA.

22 G. Affordable Housing: The findings in *former* Planning Code Section 315.2 of the
23 Inclusionary Affordable Housing Ordinance are hereby readopted and updated as follows:

24 1. Affordable housing is a paramount statewide concern. In 1980, the Legislature
25 declared in Government Code Section 65580:

1 (a) The availability of housing is of vital statewide importance, and the early
2 attainment of decent housing and a suitable living environment for every California family is a
3 priority of the highest order.

4 (b) The early attainment of this goal requires the cooperative participation of
5 government and the private sector in an effort to expand housing opportunities and
6 accommodate the housing needs of Californians of all economic levels.

7 (c) The provision of housing affordable to low- and moderate-income households
8 requires the cooperation of all levels of government.

9 (d) Local and state governments have a responsibility to use the powers vested in
10 them to facilitate the improvement and development of housing to make adequate provision
11 for the housing needs of all economic segments of the community.

12 The Legislature further stated in Government Code Section 65581 that: It is the intent
13 of the Legislature in enacting this article:

14 (a) To assure that counties and cities recognize their responsibilities in contributing to
15 the attainment of the state housing goal.

16 (b) To assure that counties and cities will prepare and implement housing elements
17 which will move toward attainment of the state housing goal.

18 (c) To recognize that each locality is best capable of determining what efforts are
19 required by it to contribute to the attainment of the state housing goal.

20 The California Legislature requires each local government agency to develop a
21 comprehensive long-term general plan establishing policies for future development. As
22 specified in the Government Code (at Sections 65300, 65302(c), and 65583(c)), the plan must
23 (1) "encourage the development of a variety of types of housing for all income levels,
24 including multifamily rental housing"; (2) "[a]ssist in the development of adequate housing to
25 meet the needs of low- and moderate-income households": and (3) "conserve and improve

1 the condition of the existing affordable housing stock. which may include addressing ways to
2 mitigate the loss of dwelling units demolished by public or private action."

3 2. San Francisco faces a continuing shortage of affordable housing for very low and
4 low-income residents. The San Francisco Planning Department reported that for the four year
5 period between 2000 and 2004, 8,389 total new housing units were built in San Francisco.
6 This number includes 1,933 units for low and very low-income households out of a total need
7 of 3,930 low and very low-income housing units for the same period. According to the state
8 Department of Housing and Community Development, there will be a regional need for
9 230,743 new housing units in the nine Bay Area counties from 1999-2006. Of that amount, at
10 least 58 percent, or 133,164 units, are needed for moderate, low and very low-income
11 households. The Association of Bay Area Governments (ABAG) is responsible for dividing the
12 total regional need numbers among its member governments which includes both counties
13 and cities. ABAG estimates that San Francisco's low and very low-income housing production
14 need from 1999 through 2006 is 7,370 units out of a total new housing need of 20,372 units,
15 or 36% of all units built. Within the past four years, only 23% of all housing built, or 49% of the
16 previously projected housing need for low and very low-income housing for the same period,
17 was produced in San Francisco. The production of moderate income rental units also fell short
18 of the ABAG goal. Only 351 moderate income units were produced over the previous four
19 years, or 4% of all units built, compared to ABAG's call for 28% of all units to be affordable to
20 households of moderate income. Given the need for 3,007 moderate income units over the 4-
21 year period, only 12% of the projected need for moderate income units was built.

22 3. In response to the above mandate from the California Legislature and the
23 projections of housing needs for San Francisco, San Francisco has instituted several
24 strategies for producing new affordable housing units. The 2004 Housing Element of the
25 General Plan recognizes the need to support affordable housing production by increasing site

1 availability and capacity for permanently affordable housing through the inclusion of affordable
2 units in larger market-rate housing projects. Further, the City, as established in the General
3 Plan, seeks to encourage the distribution of affordable housing throughout all neighborhoods
4 and, thereby, offer diverse housing choices and promote economic and social integration. The
5 2004 Housing Element calls for an increase in the production of new affordable housing and
6 for the development of mixed income housing to achieve social and cultural diversity. This
7 legislation furthers the goals of the State Legislature and the General Plan.

8 4. The 2005 Consolidated Plan for July 1, 2000-June 30, 2005, issued by the Mayor's
9 Office of Community Development and the Mayor's Office of Housing establishes that
10 extreme housing pressures face San Francisco, particularly in regard to low- and moderate-
11 income residents. Many elements constrain housing production in the City. This is especially
12 true of affordable housing. As discussed in the 2004 Housing Element published by the City
13 Planning Department, San Francisco is largely built out, with very few large open tracts of
14 land to develop. As noted in the 2000 Consolidated Plan, its geographical location at the
15 northern end of a peninsula inherently prevents substantial new development. There is no
16 available adjacent land to be annexed, as the cities located on San Francisco's southern
17 border are also dense urban areas. Thus new construction of housing is limited to areas of the
18 City not previously designated as residential areas, infill sites, or to areas with increased
19 density. New market-rate housing absorbs a significant amount of the remaining supply of
20 land and other resources available for development and thus limits the supply of affordable
21 housing.

22 There is a great need for affordable rental and owner-occupied housing in the City.
23 Housing cost burden is one of the major standards for determining whether a locality is
24 experiencing inadequate housing conditions, defined as households that expend 30% or more
25 of gross income for rent or 35% or more of household income for owner costs. The 2000

1 Census indicates that 64,400 renter households earning up to 80% of the area median
2 income are cost burdened. Of these, about 25,000 households earn less than 50% AMI and
3 pay more than 50% of their income to rent. According to more recent data from the American
4 Housing Survey, 80,662 total renter households, or 41%, are cost burdened in 2003. A
5 significant number of owners are also cost burdened. According to 2000 Census data, 18,237
6 of owners are cost-burdened, or 23% of all owner households. The 2003 American Housing
7 Survey indicates that this level has risen to 29%.

8 The San Francisco residential real estate market is one of the most expensive in the
9 United States. In May 2005, the California Association of Realtors reported that the median
10 priced home in San Francisco was \$755,000. This is 18% higher than the median priced
11 home one year earlier, 44% higher than the State of California median, and 365% higher than
12 the nation average. While the national home ownership rate is approximately 69%, only
13 approximately 35% of San Franciscans own their own home. Clearly, the majority of market-
14 rate homes for sale in San Francisco are priced out of the reach of low and moderate income
15 households. In May 2005, the average rent for a 2-bedroom apartment was \$1821, which is
16 affordable to households earning over \$74,000.

17 These factors contribute to a heavy demand for affordable housing in the City that the
18 private market cannot meet. Each year the number of market rate units that are affordable to
19 low income households is reduced by rising market rate rents and sales prices. The number
20 of households benefiting from rental assistance programs is far below the need established by
21 the 2000 Census. Because the shortage of affordable housing in the City can be expected to
22 continue for many years, it is necessary to maintain the affordability of the housing units
23 constructed by housing developers under this Program. The 2004 Housing Element of the
24 General Plan recognizes this need. Objective 1 of the Housing Element is to provide new
25 housing, especially permanently affordable housing, in appropriate locations which meets

1 identified housing needs and takes into account the demand for affordable housing created by
2 employment demand. Objective 6 is to protect the affordability of existing housing, and to
3 ensure that housing developed to be affordable be kept affordable for 50-75 year terms, or
4 even longer if possible.

5 In 2004 the National Housing Conference issued a survey entitled "Inclusionary
6 Zoning: The California Experience." The survey found that as of March 2003, there were 107
7 cities and counties using inclusionary housing in California, one-fifth of all localities in the
8 state. Overall, the inclusionary requirements were generating large numbers of affordable
9 units. Only six percent of jurisdictions reported voluntary programs, and the voluntary nature
10 appears to compromise the local ability to guarantee affordable housing production. While
11 there was a wide range in the affordability percentage-requirements for inclusionary housing,
12 the average requirement for affordability in rental developments is 13%. Approximately half of
13 all jurisdictions require at least 15% to be affordable, and one-quarter require 20% or more to
14 be affordable.

15 5. Development of new market-rate housing makes it possible for new residents to
16 move to the City. These new residents place demands on services provided by both public
17 and private sectors. Some of the public and private sector employees needed to meet the
18 needs of the new residents earn incomes only adequate to pay for affordable housing.
19 Because affordable housing is in short supply within the City, such employees may be forced
20 to live in less than adequate housing within the City, pay a disproportionate share of their
21 incomes to live in adequate housing within the City, or commute ever-increasing distances to
22 their jobs from housing located outside the City. These circumstances harm the City's ability
23 to attain goals articulated in the City's General Plan and place strains on the City's ability to
24 accept and service new market-rate housing development.

1 6. The development of affordable housing on the same site as market-rate housing
2 increases social and economic integration vis-a-vis housing in the City and has corresponding
3 social and economic benefits to the City. Inclusionary housing provides a healthy job and
4 housing balance. Inclusionary housing provides more affordable housing close to employment
5 centers which in turn may have a positive economic impact by reducing such costs as
6 commuting and labor costs. However, there may also be trade-offs where constructing
7 affordable units at a different site than the site of the *principal principle* project may produce a
8 greater number of affordable units without additional costs to the project *sponsor applicant*. If a
9 project *sponsor applicant* may produce a significantly greater number of affordable units off-site
10 then it is in the best interest of the City to permit the development of affordable units at a
11 different location than that of the *principal principle* project.

12 7. Provided project *sponsors applicants* can take these requirements into consideration
13 when negotiating to purchase land for a housing project, the requirements of this Section are
14 generally financially feasible for project applicants to meet, particularly because of the benefits
15 being conferred by the City to housing projects under *Section 418.1 et seq. this ordinance. Section*
16 *418.1 et seq. This ordinance* provides a means by which a project *sponsor applicant* may seek a
17 reduction or waiver of the requirements of this mitigation fees if the project *sponsor applicant*
18 can show that imposition of these requirements would create an unlawful financial burden.

19 8. Conditional Use and Planned Unit Development Permits permit the development of
20 certain uses not permitted as of right in specific districts or greater density of permitted
21 residential uses. As the General Plan recognizes, through the conditional use and planned
22 unit development process, applicants for housing projects generally receive material
23 economic benefits. Such applicants are generally permitted to build in excess of the generally
24 applicable black letter requirements of the Planning Code for housing projects resulting in
25 increased density, bulk, or lot coverage or a reduction in parking or other requirements or an

1 approval of a more intensive use over that permitted without the conditional use permit or
2 planned unit development permit. Through the conditional use and planned unit development
3 process, building standards can be relaxed in order to promote lower cost home construction.
4 An additional portion of San Francisco's affordable housing needs can be supplied (with no
5 public subsidies or financing) by private sector housing developers developing inclusionary
6 affordable units in their large market-rate projects in exchange for the density and other
7 bonuses conferred by conditional use or planned unit development approvals, provided it is
8 financially attractive for private sector housing developers to seek such conditional use and/or
9 planned unit development approvals. In the Rincon Hill context, the City is conferring the
10 traditional benefits of a conditional use permit through the provisions of the Rincon Hill Plan.
11 Thus developers receive the benefits of a conditional use but their development is generally
12 principally permitted.

13 9. The City wants to balance the burden on private property owners with the
14 demonstrated need for affordable housing in the City. For the reasons stated above, the
15 Board of Supervisors thus intends to apply an inclusionary housing requirement to all
16 residential projects of 10 units or more and, due to the factors discussed above, the Board will
17 apply the percentage assigned to conditional use and planned unit development permits to all
18 development in the Rincon Hill Plan Area.

19 10. The Rincon Hill Plan enables new market rate development on major opportunity
20 sites, which, in effect, reduces land available for affordable housing. Furthermore, new market
21 rate development in Rincon Hill will be of greater density than allowed elsewhere in the South
22 of Market, increasing land values. This increase in land values further reduces the feasibility
23 for affordable housing in the Rincon Hill Plan area, and justifies imposition of a somewhat
24 greater affordable housing requirement on housing projects in the Rincon Hill Plan area.
25

1 The proposed new development in the Rincon Hill area will also lead to increased
2 home prices and increased rental rates in the immediate Rincon Hill area and the surrounding
3 South of Market area. This new development and corresponding increase in prices in the
4 Rincon Hill area will cause displacement of existing residents.

5 New development in the Rincon Hill area will be marketed to higher income groups
6 than other new development in San Francisco. Higher income groups have a higher demand
7 for services than other income groups, so a higher number of workers will need to be housed
8 in the area. Workers in the service industry generally make less than median income. The
9 development in Rincon Hill represents the development of a disproportionate share of the
10 available land for remaining housing development in the City.

11 The new development creates the need for additional affordable housing in the South
12 of Market neighborhood and the need to provide subsidies for existing residents so that they
13 will not be displaced and can continue living in their current neighborhood. In order to avoid
14 displacement from the new development, residents will also need financial support to avoid
15 eviction.

16 In addition, through the amendments to the Rincon Hill Area Plan and related zoning
17 maps, the overall development capacity of the Rincon Hill area will be increased by 1)
18 increasing permitted height and bulk, 2) eliminating residential density limits by lot area, and
19 3) establishing a minimum residential to commercial use ratio. Existing permitted heights
20 range from 80 feet up to a maximum of 250 feet. The new Rincon Hill zoning would increase
21 heights up to 400-550 feet in selected locations. The permitted bulk for residential towers will
22 be increased from a maximum floor plate of 7,500 sf to a range from 7,500--10,000 sf. The
23 area's existing RC-4 zoning has a maximum permitted residential density of 1 unit per 200 of
24 lot area; this limit will be eliminated and the height and bulk envelope will control the maximum
25

1 development permitted. Thus project sponsors in the area are receiving a substantial increase
2 in density over what is currently permitted.

3 H. Economic and community development: The new development in Rincon Hill will
4 also change the economic landscape of the Rincon Hill area and the South of Market area.
5 The new development in Rincon Hill will displace small businesses directly by focusing
6 development in the neighborhood on residential development and indirectly due to higher
7 rents and higher prices for real estate. Thus existing small businesses need financial
8 assistance to avoid being displaced.

9 The new development in the Rincon Hill area will also affect the type of jobs available
10 in the Rincon Hill and South of Market area. Current residents of SOMA are employed in the
11 Rincon Hill and SOMA area. New development in the Rincon Hill area will concentrate on
12 residential development, thus pushing out other uses including light industrial uses and small
13 business. Local workers will need to be retrained to avoid job displacement from the
14 development in the Rincon Hill area. Financial assistance will support employment
15 development, job placement, job development, and other forms of economic capacity building
16 for SOMA residents to ameliorate the effects of the economic displacement. The City benefits
17 from having workers live near to their work places in reduced commute times for residents,
18 and reduced traffic congestion and associated pollution.

19 I. Community cohesion: New development in the Rincon Hill area in such a vast
20 quantity and of such a different character as currently exists will change the social fabric of the
21 neighborhood. Programs to promote leadership development, community cohesion, and civic
22 participation will also ameliorate the negative economic and social consequences of the new
23 development in Rincon Hill on the residents and small businesses in Rincon Hill and the
24 broader South of Market community.

1 SEC. ~~418.2.~~ ~~318.2.~~ DEFINITIONS. *In addition to the definitions set forth in Section 401 of*
2 *this Article, ~~T~~the following definitions shall govern interpretation of ~~this ordinance~~ Section 418.1 et*
3 *seq.:*

4 ~~(1) (a)~~ "Child-care facility." ~~shall mean a~~ A child day-care facility as defined in California
5 Health and Safety Code Section 1596.750.

6 ~~(b)~~ "~~DBI~~" ~~shall mean the Department of Building Inspection.~~

7 ~~(c)~~ "~~DPW~~" ~~shall mean the Department of Public Works.~~

8 ~~(d)~~ "~~First certificate of occupancy~~" ~~shall mean either a temporary certificate of occupancy or~~
9 ~~a Certificate of Final Completion and Occupancy, as defined in San Francisco Building Code Section~~
10 ~~109, whichever is issued first.~~

11 ~~(2) (e)~~ "Infrastructure." ~~shall mean s~~Street paving, crosswalks, signs, medians, bulbouts,
12 sidewalks, trees, parks and open space, day care centers, libraries, and community centers.

13 ~~(3) (f)~~ "Infrastructure fee." ~~shall mean a~~ A monetary contribution based upon the cost to
14 provide infrastructure under this program.

15 ~~(4) (g)~~ "Low income." ~~shall mean, f~~For purposes of Section 418 et seq. ~~this ordinance~~, up
16 to 80% of median, family income for the San Francisco PMSA, as calculated and adjusted by
17 the United States Department of Housing and Urban Development (HUD) on an annual basis,
18 except that as applied to housing-related purposes such as the construction of affordable
19 housing and the provision of rental subsidies with funds from the SOMA Stabilization Fund
20 established in Section 418.6 ~~318.7~~ it shall mean up to 60% of median family income for the
21 San Francisco PMSA, as calculated and adjusted by the United States Department of
22 Housing and Urban Development (HUD) on an annual basis.

23 ~~(h)~~ "~~MOCD~~" ~~shall mean the Mayor's Office of Community Development.~~

24 ~~(i)~~ "~~MOH~~" ~~shall mean the Mayor's Office of Housing.~~

1 (5) (j) "Net addition of occupiable square feet of residential use." ~~shall mean~~ Occupied
2 floor area, as defined in Section 102.10 of this Code, including bathrooms provided as part of
3 dwelling units, to be occupied by or primarily serving, residential use excluding common areas
4 such as hallways, fitness centers and lobbies, less the occupied floor area in any structure
5 demolished or rehabilitated as part of the proposed residential development project which
6 occupied floor area was used primarily and continuously for residential use and was not
7 accessory to any use other than residential use for at least five years prior to *Planning*
8 Department approval of the residential development project subject to this Section, or for the
9 life of the structure demolished or rehabilitated, whichever is shorter.

10 (6) (k) "Program." ~~shall mean~~ The Downtown Residential Community Improvements
11 Neighborhood Program.

12 (7) (l) "Program Area." ~~shall mean~~ Those districts identified as Downtown Residential
13 (DTR) Districts in the Planning Code and on the Zoning Maps.

14 (m) ~~"Residential development project" shall mean any new construction, addition, extension,~~
15 ~~conversion or enlargement, or combination thereof, of an existing structure which includes any~~
16 ~~occupied floor area of residential use; provided, however, that for projects that solely comprise an~~
17 ~~addition to an existing structure which would add occupied floor area in an amount less than 20~~
18 ~~percent of the occupied floor area of the existing structure, the provisions of this Section shall only~~
19 ~~apply to the new occupied square footage.~~

20 (8) (n) "Residential use." ~~shall mean~~ a Any structure or portion thereof intended for
21 occupancy by uses as defined in Section 890.88 of this Code and shall not include any use
22 which qualifies as an accessory use as defined and regulated in Sections 204 through 204.5.

23 (9) (o) "SOMA." shall ~~mean~~ The area bounded by Market Street to the north,
24 Embarcadero to the east, King Street to the south and South Van Ness and Division to the
25 west.

1 ~~(p) "Sponsor" shall mean an applicant seeking approval for construction of a residential~~
2 ~~development project subject to this Section and such applicant's successors and assigns.~~

3 (10) ~~(q)~~ Waiver Agreement." ~~means a~~An agreement acceptable in form and substance
4 to the ~~Planning~~ Department and the City Attorney, under which the City agrees to waive all or
5 a portion of the Community Improvements Impact Fee, conditioned upon the project sponsor's
6 covenant to make a good faith effort to secure the formation of a Community Facilities (Mello-
7 Roos) District, if such a district has not already been successfully formed, and to take all steps
8 necessary to support the construction of a portion of the improvements described in Section~~s~~
9 ~~418.6~~ ~~318.6~~ (the "CFD Improvements") using the proceeds of one or more series of special tax
10 bonds or moneys otherwise made available by such a district ("CFD Funds"). Such agreement
11 shall include a specific description of the CFD Improvements and a specific date for the
12 commencement of such improvements. Such agreement shall also provide that the project
13 sponsor shall pay the full amount of the waived Community Improvements Impact Fee in the
14 event that CFD Funds are not received in amounts necessary to commence construction of
15 the CFD Improvements on the stated commencement date. The City also shall require the
16 project sponsor to provide a letter of credit or other instrument to secure the City's right to
17 receive payment as described in the preceding sentence.

18 SEC. ~~418.3~~ ~~318.3~~. APPLICATION.

19 (a) Application. Section 418.1 et seq. shall apply to any development project located in the
20 Rincon Hill DTR Community Improvements Program Area, which includes all properties zoned DTR
21 and The Downtown Residential Community Improvements Neighborhood Program is hereby
22 established and shall be implemented through district-specific community improvements funds which
23 apply in the following downtown residential areas:

24 ~~(i) Properties~~ identified as "Residential Mixed-Use" in Map 3 (Land Use Plan) of the
25 Rincon Hill Area Plan of the San Francisco General Plan.

1 (b) Amount of Fees.

2 (1) The Rincon Hill Community Improvement Impact Fee shall be \$11.00 per net addition of
3 occupiable square feet of residential use in any development project with a residential use in any
4 development project with a residential use located within the Program Area; and

5 (2) The SOMA Community Stabilization Fee shall be \$14.00 per net addition of occupiable
6 square feet of residential use in any development project with a residential use within the Program
7 Area.

8 (d) The Community Improvements Impact Fee shall be revised effective January 1st
9 of the year following the effective date of Section 418.1 et seq. this ordinance and on January 1st
10 each year thereafter by the percentage increase or decrease in the construction cost of
11 providing these improvements.

12 (c) (e) Option for In-Kind Provision of Community Improvements and Fee Credits. The
13 Planning Commission may shall reduce the Community Improvements Impact Fee or SOMA
14 Stabilization Fee owed described in (b) above for specific residential development projects
15 proposals in cases where the Director has recommended approval and the a project sponsor has
16 entered into an In-Kind Improvements a Agreement with the City. In-kind community improvements
17 may only be accepted if they are improvements prioritized in the Rincon Hill Plan, meet identified
18 community needs, and serve as a substitute for improvements funded by impact fee revenue such as
19 street improvements, transit improvements, and community facilities. Open space or streetscape
20 improvements proposed to satisfy the usable open space requirements of Section 135 are not eligible as
21 in-kind improvements. No proposal for in-kind community improvements shall be accepted that does
22 not conform to the criteria above. Project sponsors that pursue In-Kind Community Agreements with
23 the City will be charged time and materials for any additional administrative costs that the Department
24 or any other City agency incurs in processing the request to provide in-kind improvements in the form
25

1 ~~of streetscaping, sidewalk widening, neighborhood open space, community center, and other~~
2 ~~improvements that result in new public infrastructure and facilities described in Section 318.6 below.~~

3 (1) The Rincon Hill Community Improvement Impact Fee and SOMA Stabilization Fee may
4 be reduced by the total dollar value of the community improvements provided through an In-Kind
5 Improvements Agreement recommended by the Director and approved by the Commission. For the
6 purposes of calculating the total dollar value ~~of in-kind community improvements~~, the project
7 sponsor shall provide the ~~Planning~~ Department with a cost estimate for the proposed in-kind
8 community improvement(s) from two independent ~~contractors~~ sources or, if relevant, real estate
9 appraisers. If the City has completed a detailed site-specific cost estimate for a planned improvement,
10 this may serve as one of the cost estimates provided it is indexed to current cost of construction. Based
11 on these estimates, the Director ~~of Planning~~ shall determine ~~their~~ the appropriate value of the
12 in-kind improvements and the ~~Planning~~ Commission shall reduce the Rincon Hill Community
13 Improvements Impact Fee or SOMA Stabilization Fee otherwise due by an equal amount ~~assessed to~~
14 ~~that project proportionally.~~ No credit shall be made for land value unless ownership of the land is
15 transferred to the City or a permanent public easement is granted, the acceptance of which is at the
16 sole discretion of the City.

17 (2) All In-Kind Improvement Agreements shall require the project sponsor to reimburse all
18 City agencies for their administrative and staff costs in negotiating, drafting, and monitoring
19 compliance with the In-Kind Improvements Agreement. The City shall also require the project sponsor
20 to provide a letter of credit or other instrument, acceptable in form and substance to the Department
21 and the City Attorney, to secure the City's right to receive improvements as described above.

22 (d) (f) Option for Provision of Community Improvements via a Community Facilities
23 (Mello-Roos) District. The Planning Commission shall waive the Community Improvements
24 Impact Fee described in (b) above, either in whole or in part, for specific residential
25 development proposals in cases where one or more project sponsors have entered into a

1 Waiver Agreement with the City. Such waiver shall not exceed the value of the improvements
2 to be provided under the Waiver Agreement. For purposes of calculating the total value of
3 such improvements, the project sponsor shall provide the ~~Planning~~ Department with a cost
4 estimate for the proposed in-kind community improvements from two independent contractors.
5 Based on these estimates, the Director ~~of Planning~~ shall determine their appropriate value.

6 (e) Timing of Fee Payments. The Rincon Hill Community Improvement Impact Fee and
7 SOMA Stabilization Fee is due and payable to the Development Fee Collection Unit at DBI prior to
8 issuance of the first construction document, with an option for the project sponsor to defer payment to
9 prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that
10 would be paid into the appropriate fund in accordance with Section 107A.13.3 of the San Francisco
11 Building Code.

12 ~~The sponsor shall pay to the Treasurer a Community Improvements Impact Fees of the~~
13 ~~following amounts for each net addition of occupiable square feet of residential use.~~

14 ~~(i) Prior to the issuance by DBI of the first site or building permit for a residential development~~
15 ~~project within the Program Area, an \$11.00 Community Improvement Impact Fee in the Rincon Hill~~
16 ~~downtown residential area, as described in (a)(i) above, for the Rincon Hill Community Improvements~~
17 ~~Fund.~~

18 ~~(ii) Prior to the issuance by DBI of a final certificate of occupancy for a residential~~
19 ~~development project within the Program Area, a \$13.75 SOMA Community Stabilization Fee in the~~
20 ~~Rincon Hill downtown residential area, as described in (a)(1) above for the SOMA Community~~
21 ~~Stabilization Fund or provide to the City an irrevocable letter of credit in a form approved in advance~~
22 ~~by the City Attorney to secure the payment of the \$13.75 Community Stabilization Fee within six~~
23 ~~months from the date of issuance by the Director of DBI of a final certificate of occupancy for the~~
24 ~~Rincon Hill Mitigation Fund, and prior to the issuance by DBI of the first site or building permit for a~~
25 ~~residential development project within the Program Area, a \$.25 SOMA Community Stabilization Fee~~

1 ~~in the Rincon Hill downtown residential area, as described in (a)(1) above for the SOMA Community~~
2 ~~Stabilization Fund.~~

3 ~~(c) Upon payment of the Community Improvements Impact Fees in full to the Treasurer or~~
4 ~~upon the execution of a Waiver Agreement and upon request of the sponsor, the Treasurer shall issue a~~
5 ~~certification that the fee has been paid or a Waiver Agreement executed. The sponsor shall present such~~
6 ~~certification to the Planning Department, and MOH prior to the issuance by DBI of the first site or~~
7 ~~building permit for the residential development project. DBI shall not issue the site or building permit~~
8 ~~without the Treasurer's certification. An failure of the Treasurer, DBI, or the Planning Department to~~
9 ~~give any notice under this Section shall not relieve a sponsor from compliance with this Section. Where~~
10 ~~DBI inadvertently issues a site or building permit without payment of the fee, DBI shall not issue any~~
11 ~~certificate of occupancy for the project without notification from the Treasurer that the fees required by~~
12 ~~this Section have been paid. The procedure set forth in this Subsection is not intended to preclude~~
13 ~~enforcement of the provisions of this Section under any other section of this Code, or other authority~~
14 ~~under the laws of the State of California.~~

15 ~~(f) (g) Waiver or Reduction.:~~

16 ~~(1) A project applicant of any project subject to the requirements in this Section may appeal to~~
17 ~~the Board of Supervisors for a reduction, adjustment, or waiver of the requirements based upon the~~
18 ~~absence of any reasonable relationship or nexus between the impact of development and the amount of~~
19 ~~the fee charged.~~

20 ~~(2) A project applicant subject to the requirements of this Section who has received an~~
21 ~~approved building permit, conditional use permit or similar discretionary approval and who submits a~~
22 ~~new or revised building permit, conditional use permit or similar discretionary approval for the same~~
23 ~~property may appeal for a reduction, adjustment or waiver of the requirements with respect to the~~
24 ~~square footage of construction previously approved.~~

1 ~~(3) Any such appeal shall be made in writing and filed with the Clerk of the Board no later~~
2 ~~than 15 days after the date the sponsor is required to pay to the Treasurer the fee as required in Section~~
3 ~~318.3(b). The appeal shall set forth in detail the factual and legal basis for the claim of waiver,~~
4 ~~reduction, or adjustment. The Board of Supervisors shall consider the appeal at the hearing within 60~~
5 ~~days after the filing of the appeal. The appellant shall bear the burden of presenting substantial~~
6 ~~evidence to support the appeal, including comparable technical information to support appellant's~~
7 ~~position. The decision of the Board shall be by a simple majority vote and shall be final. If a reduction,~~
8 ~~adjustment, or waiver is granted, any change in use within the project shall invalidate the waiver,~~
9 ~~adjustment, or reduction of the fee. If the Board grants a reduction, adjustment or waiver, the Clerk of~~
10 ~~the Board shall promptly transmit the nature and extent of the reduction, adjustment or waiver to the~~
11 ~~Treasurer.~~

12 (4) In the event that the Board of Supervisors grants a waiver or reduction under
13 Section 408 of this Article Section, it shall be the policy of the Board of Supervisors that it shall
14 adjust the percentage of inclusionary housing in lieu fees in Planning Code Section
15 827(b)(5)(C) of this Code such that a greater percentage of the in lieu fees will be spent in
16 SOMA with the result that the waiver or reduction under this Section shall not reduce the
17 overall funding to the SOMA community.

18 SEC. 418.4 IMPOSITION OF COMMUNITY IMPROVEMENT IMPACT FEE AND SOMA
19 STABILIZATION FEE.

20 (a) Determination of Requirements. The Department or Commission shall determine the
21 applicability of Section 418.1 et seq. to any development project requiring a building or site permit
22 and, if Section 418.1 et seq. is applicable, the amount of Community Improvements Impact and SOMA
23 Stabilization Fees required and shall impose these requirements as a condition of approval for
24 issuance of the building or site permit for the development project. The project sponsor shall supply
25 any information necessary to assist the Department in this determination.

1 **(b) Department's Notice to Development Fee Collection Unit of Requirements. Prior to**
2 **issuance of a building or site permit for a development project subject to the requirements of Section**
3 **418.1 et seq., the Department shall notify the Development Fee Collection Unit at DBI of its final**
4 **determination of the amount of Community Improvements Impact and SOMA Stabilization Fees**
5 **required, including any reductions for in-kind improvements, in addition to the other information**
6 **required by Section 402(b) of this Article.**

7 **(c) Development Fee Collection Unit's Notice to Department Prior to Issuance of the First**
8 **Certificate of Occupancy. The Development Fee Collection Unit at DBI shall provide notice in writing**
9 **and electronically to the Department prior to issuing the first certificate of occupancy for any**
10 **development project subject to Section 418.1 et seq. that has elected to fulfill all or part of the**
11 **requirement with an In-Kind Improvement Agreement. If the Department notifies the Unit at such time**
12 **that the sponsor has not satisfied the requirements, the Director of DBI shall deny any and all**
13 **certificates of occupancy until the subject project is brought into compliance with the requirements of**
14 **Section 418.1 et seq.**

15 **(d) In the event that the Department or the Commission takes action affecting any**
16 **development project subject to Section 418.1 et seq. and such action is subsequently modified,**
17 **superseded, vacated, or reversed by the Department or the Commission, Board of Appeals, the Board**
18 **of Supervisors, or by court action, the procedures of Section 402(c) shall be followed.**

19 **SEC. ~~418.5~~ 318.4. LIEN PROCEEDINGS.**

20 **(a) If, for any reason, the fee imposed by Section 418.1 et seq. remains unpaid following**
21 **issuance of the certificate of occupancy, the Development Fee Collection Unit at DBI shall institute lien**
22 **proceedings to make the entire unpaid balance of the fee, as adjusted under Section 418 plus interest**
23 **and any deferral surcharge. ~~A sponsor's failure to comply with the requirements of Sections 318.3,~~**
24 **~~shall constitute cause for the City to record~~ a lien against all parcels used for the housing**
25 **development in accordance with Section 408 of this Article and Section 107A.13.15 of the San**

1 ~~*Francisco Building Code. project in the sum of the fees required under this ordinance, Section 313.3.*~~
2 ~~*The fee required Section 318.3(b)(i) of this ordinance is due and payable to the Treasurer prior to*~~
3 ~~*issuance of the first building or site permit for the development project unless a Waiver Agreement has*~~
4 ~~*been executed. If, for any reason, the fee remains unpaid following issuance of the permit and no*~~
5 ~~*Waiver Agreement has been executed, any amount due shall accrue interest at the rate of one and one-*~~
6 ~~*half percent per month, or fraction thereof, from the date of issuance of the permit until the date of final*~~
7 ~~*payment. The fee required by this ordinance under Section 318.3(b)(ii) is due and payable to the*~~
8 ~~*Treasurer prior to issuance by the Director of DBI of a final certificate of occupancy or within six*~~
9 ~~*months after the issuance by the Director of DBI of a final certificate of occupancy if the project*~~
10 ~~*sponsor has provided the City with an irrevocable letter of credit under Section 318.3(b)(ii).*~~

11 ~~*If, for any reason, the fees remain unpaid six months following issuance of the final certificate*~~
12 ~~*of occupancy, any amount due shall accrue interest at the rate of one and one-half percent per month,*~~
13 ~~*or fraction thereof, from the date of issuance of the permit until the date of final payment.*~~

14 ~~*(b) If, for any reason, the fees imposed pursuant to this ordinance remain unpaid following*~~
15 ~~*issuance of the permit, the Treasurer shall initiate proceedings in accordance with Article XX of*~~
16 ~~*Chapter 10 of the San Francisco Administrative Code to make the entire unpaid balance of the fee,*~~
17 ~~*including interest, a lien against all parcels used for the housing development project and shall send all*~~
18 ~~*notices required by that Article to the owner of the property as well as the sponsor. The Treasurer shall*~~
19 ~~*also prepare a preliminary report noting the sponsor of a hearing to confirm such report by the Board*~~
20 ~~*of Supervisors at least 10 days before the date of the hearing. The report to the sponsor shall contain*~~
21 ~~*the sponsor's name, a description of the sponsor's housing development project, a description of the*~~
22 ~~*parcels of real property to be encumbered as set forth in the Assessor's Map Books for the current year,*~~
23 ~~*a description of the alleged violation of this ordinance, and shall fix a time, date, and place for hearing.*~~
24 ~~*The Treasurer shall cause this report to be mailed to the sponsor and each owner of record of the*~~
25 ~~*parcels of real property subject to lien. Except for the release of lien recording fee authorized by*~~

1 ~~Administrative Code Section 10.237, all sums collected by the Tax Collector pursuant to this ordinance~~
2 ~~shall be held in trust by the Treasurer and deposited in the Rincon Hill Community Improvements Fund~~
3 ~~established in Section 313.6 or the SOMA Community Stabilization Fund established in Section 313.7~~
4 ~~as appropriate.~~

5 ~~(c) Any notice required to be given to a sponsor or owner shall be sufficiently given or served~~
6 ~~upon the sponsor or owner for all purposes hereunder if personally served upon the sponsor or owner~~
7 ~~or if deposited, postage prepaid, in a post office letterbox addressed in the name of the sponsor or~~
8 ~~owner at the official address of the sponsor or owner maintained by the Tax Collector for the mailing~~
9 ~~of tax bills or, if no such address is available, to the sponsor at the address of the housing development~~
10 ~~project, and to the applicant for the site or building permit at the address on the permit application.~~

11 ~~SEC. 318.5. COMMUNITY IMPROVEMENTS IMPACT FEE REFUND WHEN BUILDING~~
12 ~~PERMIT EXPIRES PRIOR TO COMPLETION OF WORK AND COMMENCEMENT OF~~
13 ~~OCCUPANCY.~~

14 ~~In the event a building permit expires prior to completion of the work on and commencement of~~
15 ~~occupancy of a residential development project so that it will be necessary to obtain a new permit to~~
16 ~~carry out any development, the obligation to comply with this ordinance shall be cancelled, and any~~
17 ~~Community Improvements Impact Fee and any SOMA Community Stabilization Impact Fee previously~~
18 ~~paid to the Treasurer shall be refunded. If and when the sponsor applies for a new permit, the~~
19 ~~procedures set forth in this ordinance regarding payment of the Community Improvements Impact Fee~~
20 ~~and SOMA Community Stabilization Impact Fee shall be followed.~~

21 ~~SEC. 418.6 318.6. RINCON HILL COMMUNITY IMPROVEMENTS FUND.~~

22 (a) There is hereby established a separate fund set aside for a special purpose
23 entitled the Rincon Hill Community Improvements Fund ("Fund"). All monies collected by the
24 ~~Development Fee Collection Unit at DBI Treasurer~~ pursuant to Section ~~418.3(e) 318.3(b)(i)~~ shall be
25 deposited in a special fund maintained by the Controller. The receipts in the Fund are hereby

1 appropriated in accordance with law to be used solely to fund public infrastructure subject to
2 the conditions of this Section.

3 (b) (1) All monies deposited in the Fund shall be used solely to design, engineer,
4 acquire, and develop neighborhood open spaces, streetscape improvements, a community
5 center, and other improvements that result in new publicly-accessible facilities within the
6 Rincon Hill Downtown Residential (DTR) District or within 250 feet of the District. These
7 improvements shall be consistent with the Rincon Hill Public Open Space System as
8 described in Map 5 of the Rincon Hill Area Plan of the General Plan, and any Rincon Hill
9 Improvements Plan that is approved by the Board of Supervisors in the future, except that
10 monies from the Fund may be used by the Planning Commission to commission economic
11 analyses for the purpose of revising the fee pursuant to Section ~~418.3~~ ~~318.3(d)~~ above, to
12 complete a nexus study to demonstrate the relationship between residential development and
13 the need for public facilities if this is deemed necessary, or to commission landscape
14 architectural or other planning, design and engineering services in support of the proposed
15 public improvements, provided they do not exceed a total of \$250,000.

16 (2) Notwithstanding ~~s~~ subsection (b)(1) above, \$6 million of the Fund shall be
17 transferred to the SOMA Stabilization Fund described in Section ~~418.7~~ ~~318.7~~ to be used
18 exclusively for the following expenditures: SOMA Open Space Facilities Development and
19 Improvement; Community Facilities Development and Improvement; SOMA Pedestrian Safety
20 Planning, Traffic Calming, and Streetscape Improvement; and Development of new affordable
21 housing in SOMA. The Board of Supervisors finds that it is in the best interest of the City that
22 the Rincon Hill Community Improvements be built. The Board of Supervisors further finds that
23 the City will be able to build sufficient community improvements for the Rincon Hill Plan Area
24 with the remainder of the money in the Rincon Hill Community Improvements Fund. In the
25 event that the *Planning* Department demonstrates to the Board that the City is unable to build

1 the contemplated community improvements for the Plan Area, it shall be City policy to
2 designate funds from the general fund received from real estate transfer taxes and property
3 taxes on new development generated under the Rincon Hill Plan Area Plan approved in this
4 ordinance sufficient to finance the rest of the community improvements proposed for the
5 Rincon Hill Plan Area.

6 (3) No portion of the Fund may be used, by way of loan or otherwise, to pay any
7 administrative, general overhead, or similar expense of any public entity.

8 (c) The Controller's Office shall file an annual report with the Board of Supervisors
9 beginning one year after the effective date of Section 418.1 et seq. ~~this ordinance~~, which report
10 shall set forth the amount of money collected in the Fund. The Fund shall be administered by
11 the Planning Commission.

12 (d) A public hearing shall be held by both the Planning and Recreation and Parks
13 Commissions to elicit public comment on proposals for the acquisition of property using
14 monies in the Fund or through agreements for in-kind or Community Facilities (Mello-Roos)
15 District improvements as described above in Section 413.3 ~~313.3~~(d) and (e). Notice of public
16 hearings shall be published in an official newspaper at least 20 days prior to the date of the
17 hearing, which notice shall set forth the time, place, and purpose of the hearing. The hearing
18 may be continued to a later date by a majority vote of the members of both Commissions
19 present at the hearing. At a joint public hearing, a quorum of the Planning and Recreation and
20 Parks Commissions may vote to allocate the monies in the Fund for acquisition of property for
21 park use and/or for development of property for park use, or to approve projects proposed in
22 connection with an agreement for in-kind or Community Facilities (Mello-Roos) District
23 Improvements.

24 (e) The Planning Commission shall work with other City agencies and commissions,
25 specifically the Department of Recreation and Parks, DPW ~~Department of Public Works~~, and the

1 Metropolitan Transportation Agency, to develop agreements related to the administration of
2 the development of new public facilities within public rights-of-way or on any acquired property
3 designed for park use, using such monies as have been allocated for that purpose at a
4 hearing of the Planning Commission.

5 (f) The Director *of Planning* shall have the authority to prescribe rules and regulations
6 governing the Fund, which are consistent with Section 418.1 et seq. ~~this ordinance.~~

7 SEC. ~~418.7~~418.7. SOMA COMMUNITY STABILIZATION FUND.

8 (a) There is hereby established a separate fund set aside for a special purpose
9 entitled the SOMA Community Stabilization Fund ("Fund"). All monies collected by DBI ~~the~~
10 ~~Treasurer~~ pursuant to Section 419.3 ~~319.3(b)(ii)~~ shall be deposited in a special fund maintained
11 by the Controller. The receipts in the Fund are hereby appropriated in accordance with law to
12 be used solely to address the effects of destabilization on residents and businesses in SOMA
13 subject to the conditions of this Section.

14 (b) (1) All monies deposited in the Fund shall be used to address the impacts of
15 destabilization on residents and businesses in SOMA including assistance for: affordable
16 housing and community asset building, small business renta1 assistance, development of
17 new affordable homes for rental units for low income households, rental subsidies for low
18 income households, down payment assistance for home ownership for low income
19 households, eviction prevention, employment development and capacity building for SOMA
20 residents, job growth and job placement, small business assistance, leadership development,
21 community cohesion, civic participation, and community based programs and economic
22 development.

23 (2) Monies from the Fund may be appropriated by MOCD without additional approval
24 by the Board of Supervisors to the Planning Commission or other City department or office to
25 commission economic analyses for the purpose of revising the fee, to complete a nexus study

1 to demonstrate the relationship between residential development and the need for
2 stabilization assistance if this is deemed necessary, provided these expenses do not exceed a
3 total of \$100,000. The receipts in the Fund may be used to pay the expenses of MOCD in
4 connection with administering the Fund and monitoring the use of the Funds. Before
5 expending funds on administration, MOCD must obtain the approval of the Board of
6 Supervisors by Resolution.

7 (3) Receipts in the Fund shall also be used to reimburse the ~~Planning~~ Department for
8 conducting a study as follows. Within 60 days of the effective date of Section 418.1 et seq. ~~this~~
9 ~~ordinance~~ the ~~City Planning~~ Department shall commence a study on the impact, in nature and
10 amount, of market rate housing development on the production of permanently affordable
11 housing and recommend the range of possible fees to be paid by market rate housing
12 developers to mitigate such impact should one be found. The Department shall make timely
13 progress reports on the conduct of this study and shall submit the completed report along with
14 recommendations for legislation to the Land Use & Economic Development Committee of the
15 Board of Supervisors. This study is meant to accomplish the same purposes as the study
16 authorized by the Board of Supervisors in Planning Code Section 415.8(e) ~~315.8(e)~~ and thus
17 supersedes 415.8 (e) ~~4315.8(e)~~.

18 (c) The Controller's Office shall file an annual report with the Board of Supervisors
19 beginning one year after the effective date of Section 418.1 et seq. ~~this ordinance~~, which report
20 shall set forth the amount of money collected in the Fund. The Fund shall be administered and
21 expended by MOCD, but all expenditures shall first be approved by the Board of Supervisors
22 through the legislative process. In approving expenditures from the Fund, MOCD and the
23 Board of Supervisors shall accept any comments from the Community Advisory Committee,
24 the public, and any relevant city departments or offices. Before approving any expenditures,
25 the Board of Supervisors shall determine the relative impact from the development in the

1 Rincon Hill Plan Area on the areas described in Section 418.7(b) ~~318.7(b)~~ and shall insure that
2 the expenditures are consistent with mitigating the impacts from the development.

3 (d) There shall be a SOMA Community Stabilization Fund Community Advisory
4 Committee to advise MOCD and the Board of Supervisors on the administration of the Fund.

5 (1) The Community Advisory Committee shall be composed of seven members
6 appointed as follows:

7 (A) One member representing low-income families who lives with his or her family in
8 SOMA, appointed by the Board of Supervisors.

9 (B) One member who has expertise in employment development and/or represents
10 labor, appointed by the Board of Supervisors.

11 (C) One member who is a senior or disabled resident of SOMA, appointed by the
12 Board of Supervisors.

13 (D) One member with affordable housing expertise and familiarity with the SOMA
14 neighborhood, appointed by the Board of Supervisors

15 (E) One member who represents a community based organization in SOMA,
16 appointed by the Board of Supervisors.

17 (F) One member who provides direct services to SOMA families, appointed by the
18 Board of Supervisors.

19 (G) One member who has small business expertise and a familiarity with the SOMA
20 neighborhood, appointed by the Board of Supervisors.

21 (2) The Community Advisory Committee shall comply with all applicable public
22 records and meetings laws and shall be subject to the Conflict of Interest provisions of the
23 City's Charter and Administrative Code. The initial meeting of the Advisory Committee shall be
24 called within 30 days from the day the Board of Supervisors completes its initial appointments.
25

1 MOCD shall provide administrative support to the Committee. The Committee shall develop
2 annual recommendations to MOCD on the Expenditure Plan.

3 (3) The members of the Community Advisory Committee shall be appointed for a term
4 of two years; provided, however, that the members first appointed shall by lot at the first
5 meeting, classify their terms so that three shall serve for a term of one year and four shall
6 serve for a term of two years. At the initial meeting of the Committee and yearly thereafter, the
7 Committee members shall select such officer or officers as deemed necessary by the
8 Committee. The Committee shall promulgate such rules or regulations as are necessary for
9 the conduct of its business under this Section. In the event a vacancy occurs, a successor
10 shall be appointed to fill the vacancy consistent with the process and requirements to appoint
11 the previous appointee. When a vacancy occurs for an reason other than the expiration of a
12 term of office, the appointee to fill such vacancy shall hold office for the unexpired term of his
13 or her predecessor. Any appointee who misses four meetings within a twelve-month period,
14 without the approval of the Committee, shall be deemed to have resigned from the
15 Committee.

16 (e) Within 90 days of the effective date of Section 418.1 et seq. ~~this ordinance~~, the
17 Director of MOCD shall propose rules, regulations and a schedule for administrative support
18 governing the Fund to the Board of Supervisors for its approval.

19 SEC. 418.7 ~~318.8~~. DIRECTOR OF PLANNING'S EVALUATION.

20 Within 18 months following the effective date of Section 418.1 et seq. ~~this ordinance~~, the
21 Director of Planning and the Director of MOCD shall report to the Planning Commission, the
22 Board of Supervisors, and the Mayor on the status of compliance with Section 418.1 et seq. ~~this~~
23 ~~ordinance~~, the efficacy of Section 418.1 et seq. ~~this ordinance~~ in funding infrastructure and
24 stabilization programs in the Program Area, and the impact of the Program on property values
25 in the vicinity of the Project Area.

1 SEC. ~~418.8~~ 318.9. STUDIES.

2 (a) No later than July 1, 2010, and every five years thereafter, the Director of Planning
3 shall complete a study to determine the demand for infrastructure to serve residential
4 development projects in the downtown residential areas and, based on the study, recommend
5 to the Board of Supervisors changes in the requirements for community improvement impact
6 fees imposed on residential development in Section 418.1 et seq. ~~this ordinance~~ if necessary to
7 help meet that demand.

8 (b) No later than July 1, 2010, and every five years thereafter, the Director of MOCD
9 or his or her designee shall complete a study to determine the demand for stabilization
10 programs in the SOMA area and, based on the study, recommend to the Board of Supervisors
11 changes in the requirements for Rincon Hill community stabilization impact fees imposed on
12 residential development in Section 418.1 et seq. ~~this ordinance~~ if necessary to help meet that
13 demand.

14 SEC. 419 (formerly Section 319). HOUSING REQUIREMENTS FOR RESIDENTIAL
15 DEVELOPMENT PROJECTS IN THE UMU ZONING DISTRICTS OF THE EASTERN
16 NEIGHBORHOODS AND THE LAND DEDICATION ALTERNATIVE IN THE MISSION NCT
17 DISTRICT. Sections 419.1 through 419.6, hereafter referred to as Section 419.1 et seq., set forth the
18 housing requirements for residential development projects in the UMU Zoning Districts of the Eastern
19 Neighborhoods and the Land Dedication Alternative in the Mission NCT District.

20 SEC. ~~419.1~~ 319.1. FINDINGS.

21 A. (a) Need for New Housing and Other Land Uses. San Francisco is experiencing a
22 severe shortage of housing available to people at all income levels. In addition, San Francisco
23 has an ongoing affordable housing crisis. Many future San Francisco workers will be earning
24 below 80% of the area's median income, and even those earning moderate or middle
25 incomes, above the City's median, are likely to need assistance to continue to live in San

1 Francisco. In 2007, the median income for a family of four in the city was about \$86,000. Yet
2 median home prices suggest that nearly twice that income is needed to be able to a dwelling
3 suitable for a family that size. Only an estimated 10% of households in the city can afford a
4 median-priced home.

5 The Association of Bay Area Governments' (ABAG) Regional Housing Needs
6 Determination (RHND) forecasts that San Francisco must produce over 31,000 new units in
7 the next five years, or over 6,000 new units of housing annually, to meet projected needs. At
8 least 60%, or over 18,000, of these new units should be available to households of very low,
9 low, and moderate incomes. With land in short supply in the City, it is increasingly clear that
10 the City's formerly industrial areas offer a critical source of land where this great need for
11 housing, particularly affordable housing, can be partially addressed.

12 B. (b) Target Area For New Housing. San Francisco's Housing Element establishes
13 the Eastern Neighborhoods as a target area for development of new housing to meet San
14 Francisco's identified housing targets. The release of some of the area's formerly industrial
15 lands, no longer needed to meet current industrial or PDR needs, offers an opportunity to
16 achieve higher affordability, and meet a greater range of need. The Mission, Showplace
17 Square - Potrero Hill, East SoMa and Central Waterfront Area Plans of the General Plan
18 (Eastern Neighborhoods Plans) thereby call for creation of new zoning intended specifically to
19 meet San Francisco's housing needs, through higher affordability requirements and through
20 greater flexibility in the way those requirements can be met.

21 New affordable units are currently funded through a variety of sources, including
22 inclusionary housing and in lieu fees leveraged by new market rate residential development
23 pursuant to Sections ~~413 313~~ and ~~415 315~~; as well as City, State, and federal funding. Using
24 these existing sources, the Planning Department projects that approximately 1,000 to 1,500
25 new units of affordable housing will be developed in the Eastern Neighborhoods.

1 Recognizing that this number of affordable units is not sufficient, the Plans call for
2 further measures beyond the existing inclusionary requirements and Citywide funding,
3 including new funding sources for affordable housing programs such as an impact fee; and
4 new zoning districts in formerly industrial areas which require deeper affordability.

5 C. (e) Requirements for New Development To Contribute Towards Housing
6 Objectives. A key policy goal of the Eastern Neighborhoods Plans is to provide a significant
7 amount of new housing affordable to low, moderate and middle income families and
8 individuals, along with "complete neighborhoods" that provide appropriate amenities for these
9 new residents. The Plans obligate all new development within the Eastern Neighborhoods to
10 contribute towards these goals, by providing a contribution towards affordable housing needs
11 and by paying for a reasonable share of their impact on the neighborhood's infrastructure.
12 They further require new development in transitioning formerly industrial areas to contribute a
13 higher share towards the City's exponentially high affordability needs.

14 To address the full range of housing needs of all income categories, including low,
15 moderate and middle income families and individuals, the Plans provide programs which
16 address all of these income levels, as follows:

17 (1) Low: Current housing programs funded by federal and State funds, private equity
18 raised through Low-Income Housing Tax Credits, and local funds such as inclusionary in-lieu
19 and Jobs-Housing Linkage fees and run by MOH ~~the Mayor's Office of Housing~~ and the San
20 Francisco Redevelopment Agency fund affordable housing primarily at very low and low
21 income levels, to households making below 80% of the area median income; but due to the
22 low supply and high costs of land in the City, are at a disadvantage for sites upon which to
23 provide such housing. An alternative to the city's Inclusionary Housing Program will allow
24 developers to dedicate sites for very low and low income level units.

1 (2) Moderate: The City's Inclusionary Housing Program funds affordable housing
2 primarily at the moderate income levels through on-site provision of below-market rate units,
3 to households making between 80% and 120% of the San Francisco median income.
4 Continuation and expansion of the Inclusionary Housing Program will allow provision of these
5 moderate income units to increase.

6 (3) Middle: The City has no current programs to fund affordable housing to those at
7 "middle" income levels, below the 200% area median income level estimated to be required to
8 purchase market rate housing yet above the 120% threshold required for the City's
9 Inclusionary Housing Program. An alternative to the city's Inclusionary Housing Program will
10 allow developers to provide "middle" income level units.

11 The Eastern Neighborhoods Plans structure requirements and fees by tiers to ensure
12 feasibility. This feasibility amount remains below the nexus established in the Residential
13 Nexus Analysis. April 2007, on file with the Planning Department. *The following housing*
14 *requirement tiers are created in the UMU Zoning Districts of the Eastern Neighborhoods, and included*
15 *as a notation on each parcel in the Planning Department's Parcel Information System:*

16 • ~~Tier A. Sites within the UMU which do not receive zoning changes that increase heights, as~~
17 ~~compared to allowable height prior to the rezoning (May 2008).~~

18 • ~~Tier B. Sites within the UMU which receive zoning changes that increase heights by one to~~
19 ~~two stories.~~

20 • ~~Tier C. Sites within the UMU which receive zoning changes that increase heights by three or~~
21 ~~more stories.~~

22 Within these districts, new development of market-rate housing will be required to meet
23 affordable housing requirements above the City's ordinary affordable housing requirements
24 for Residential And Live/Work Development Projects (Section ~~415 315~~), as described in
25 Sections ~~419A.2 – 419A.4 319A.2 319A.4~~. These housing requirements may be met through

1 increased inclusionary requirements under the City's traditional Inclusionary Program, or
2 through alternative methods contained herein.

3 SEC. ~~419.2~~ 319.2. DEFINITIONS. *(a) In addition to the definitions set forth in Section 401 of*
4 *this Article, ~~the~~ the following definitions shall supplement the definitions contained within Section*
5 *415.2 ~~315.1~~, and shall govern interpretation of Section 419.1 et seq. ~~this ordinance~~:*

6 *(1) ~~(f)~~ "Affordable to qualifying middle income households" shall mean:*

7 *(A) ~~(1)~~ With respect to owned units, the average purchase price on the initial sale of all*
8 *qualifying middle income units shall not exceed the allowable average purchase price deemed*
9 *acceptable for households with an annual gross income equal to or less than the qualifying*
10 *limits for a household of middle income, adjusted for household size. This purchase price shall*
11 *be based on household spending of 35% of income for housing, and shall only apply to initial*
12 *sale, and not for the life of the unit.*

13 *(B) ~~(2)~~ With respect to rental units, the average annual rent--including the cost of*
14 *utilities paid by the tenant according to the HUD utility allowance established by the San*
15 *Francisco Housing Authority -- for qualifying middle income units shall not exceed the*
16 *allowable average purchase price deemed acceptable for households with an annual gross*
17 *income equal to or less than the qualifying limits for a household of middle income, adjusted*
18 *for household size. This price restriction shall exist for the life of the unit.*

19 *(1) ~~(a)~~ "Middle Income Household." shall mean a A household whose combined annual*
20 *gross income for all members is between 120 percent and 150 percent of the local median*
21 *income for the City and County of San Francisco, as calculated by the Mayor's Office of*
22 *Housing using data from the United States Department of Housing and Urban Development*
23 *(HUD) and adjusted for household size or, if data from HUD is unavailable, as calculated by*
24 *the Mayor's Office of Housing using other publicly available and credible data and adjusted for*
25 *household size.*

1 (2) ~~(e)~~ "Dedicated." ~~shall mean~~ Legally transferred to the City and County of San
2 Francisco, including all relevant legal documentation, at no cost to the City.

3 (3) ~~(d)~~ "Dedicated site." ~~shall mean~~ The portion of site proposed to be legally
4 transferred at no cost to the City and County of San Francisco under the requirements of this
5 section.

6 (4) ~~(e)~~ "Principal site." ~~shall mean~~ The total site proposed for development, including
7 the portion of site proposed to be legally transferred to the City and County of San Francisco
8 under the requirements of this section.

9 (5) ~~(g)~~ "Rental Housing Project" shall mean a project consisting solely of rental
10 housing units, as defined in Section 415.1(37) ~~315.1(37)~~ that meets the following requirements:

11 (A) ~~(1)~~ The units shall be rental housing for not less than 30 years from the issuance
12 of the certificate of occupancy pursuant to an agreement between the developer and the City.
13 This agreement shall be in accordance with applicable State law governing rental housing;

14 (B) ~~(2)~~ A Notice of Special Restrictions (NSR), with the City as a third party beneficiary
15 and subject to written approval of the Director, shall be recorded on the title of the property
16 prior to final map approval containing the terms of the agreement described above in
17 subsection (1). Once the agreement is recorded against the property, the NSR shall
18 terminate.

19 (6) "Tier A." Sites within the UMU which do not receive zoning changes that increase
20 heights, as compared to allowable height prior to the rezoning (May 2008).

21 (7) "Tier B." Sites within the UMU which receive zoning changes that increase heights by
22 one to two stories.

23 (8) "Tier C." Sites within the UMU which receive zoning changes that increase heights by
24 three or more stories.

1 (9) ~~(b)~~ "Total developable site area." ~~shall mean~~ That part of the site that can be
2 feasibly developed as residential development, excluding land already substantially
3 developed, parks, required open spaces, streets, alleys, walkways or other public
4 infrastructure.

5 SEC. ~~419.3~~ ~~319.3~~. APPLICATION OF UMU AFFORDABLE HOUSING REQUIREMENTS .

6 (a) Section ~~319.3~~ of 419.1 et seq. ~~this Ordinance~~ shall apply to any housing project
7 located in the UMU Zoning District of the Eastern Neighborhoods, that is subject to the
8 requirements of Section ~~415~~ ~~315~~ et seq.

9 ~~SEC. 319.4. HOUSING REQUIREMENTS FOR UMU DISTRICTS.~~

10 (b) ~~(a)~~ Additional UMU Affordable Housing Requirements to the Section 415 for the
11 Inclusionary Affordable Housing Program Requirements Component. The requirements of
12 Sections ~~415~~ ~~315~~ through ~~415.9~~ ~~315.9~~ shall apply subject to the following exceptions:

13 (1) For all projects sites designated as Tier A, a minimum of 18 percent of the total
14 units constructed shall be affordable to and occupied by qualifying persons and families as
15 defined elsewhere in this Code, so that a project ~~sponsor applicant~~ must construct .18 times the
16 total number of units produced in the principal project beginning with the construction of the
17 fifth unit. If the total number of units is not a whole number, the ~~sponsor project applicant~~ shall
18 round up to the nearest whole number for any portion of .5 or above.

19 (A) If the project ~~sponsor applicant~~ elects pursuant to Section ~~415.4(c)(2)~~ ~~315.4(e)~~, to
20 build off-site units to satisfy the requirements of this program, the ~~sponsor project applicant~~ shall
21 construct 23 percent so that a ~~sponsor project applicant~~ must construct .23 times the total
22 number of units produced in the principal project beginning with the construction of the fifth
23 unit. If the total number of units is not a whole number, the ~~sponsor project applicant~~ shall round
24 up to the nearest whole number for any portion of .5 or above.

1 (B) If the project *sponsor applicant* elects pursuant to Section 415.4(c)(3) ~~315.4(e)(2)~~ to
2 pay an in lieu fee to satisfy the requirements of this program, the *sponsor applicant* shall meet
3 the requirements of Section 415 ~~315~~ according to the number of units required above if the
4 project applicant were to elect to meet the requirements of this ~~s~~Section by off-site housing
5 development. For the purposes of this ~~s~~Section, the City shall calculate the fee using the direct
6 fractional result of the total number of units multiplied by the percentage of off-site housing
7 required, rather than rounding up the resulting figure as required by Section 415.6(a) ~~315.5(a)~~.

8 (2) For all project sites designated Tier B, a minimum of 20 percent of the total units
9 constructed shall be affordable to and occupied by qualifying persons and families as defined
10 elsewhere in this Code, so that a project *sponsor applicant* must construct .20 times the total
11 number of units produced in the principal project beginning with the construction of the fifth
12 unit. If the total number of units is not a whole number, the *sponsor project applicant* shall round
13 up to the nearest whole number for any portion of .5 or above.

14 (A) If the project *sponsor applicant* elects pursuant to Section 415.4(c)(2) ~~315.4(e)~~, to
15 build off-site units to satisfy the requirements of this program, the *sponsor project applicant* shall
16 construct 25 percent so that a *sponsor project applicant* must construct .25 times the total
17 number of units produced in the principal project beginning with the construction of the fifth
18 unit. If the total number of units is not a whole number, the *sponsor project applicant* shall round
19 up to the nearest whole number for any portion of .5 or above.

20 (B) If the project *sponsor applicant* elects pursuant to Section 415.4(c)(3) ~~315.4(e)(2)~~ to
21 pay an in_lieu fee to satisfy the requirements of this program, the *sponsor applicant* shall meet
22 the requirements of Section 415 ~~315~~ according to the number of units required above if the
23 *sponsor project applicant* were to elect to meet the requirements of this ~~s~~Section by off-site
24 housing development. For the purposes of this ~~s~~Section, the City shall calculate the fee using
25 the direct fractional result of the total number of units multiplied by the percentage of off-site

1 housing required, rather than rounding up the resulting figure as required by Section 415.6(a)
2 ~~315.5(a)~~.

3 (3) For all project sites designated Tier C, a minimum of 22 percent of the total units
4 constructed shall be affordable to and occupied by qualifying persons and families as defined
5 elsewhere in this Code, so that a project sponsor applicant must construct .22 times the total
6 number of units produced in the principal project beginning with the construction of the fifth
7 unit. If the total number of units is not a whole number, the sponsor project applicant shall round
8 up to the nearest whole number for any portion of .5 or above.

9 (A) If the project sponsor applicant elects pursuant to Section 415.4(c)(2) ~~315.4(e)~~, to
10 build off-site units to satisfy the requirements of this program, the sponsor project applicant shall
11 construct 27 percent so that a sponsor project applicant must construct .27 times the total
12 number of units produced in the principal project beginning with the construction of the fifth
13 unit. If the total number of units is not a whole number, the sponsor project applicant shall round
14 up to the nearest whole number for any portion of .5 or above.

15 (B) If the project sponsor applicant elects pursuant to Section 415.4(c)(3) ~~315.4(e)(2)~~ to
16 pay an in-lieu fee to satisfy the requirements of this program, the sponsor applicant shall meet
17 the requirements of Section 415 ~~315~~ according to the number of units required above if the
18 sponsor project applicant were to elect to meet the requirements of this ~~s~~Section by off-site
19 housing development. For the purposes of this ~~s~~Section, the City shall calculate the fee using
20 the direct fractional result of the total number of units multiplied by the percentage of off-site
21 housing required, rather than rounding up the resulting figure as required by Section 415.6(a)
22 ~~315.5(a)~~.

23 (c) Timing and Payment of Fee. Any fee required by Section 419.1 et seq. shall be paid to
24 the Development Fee Collection Unit at DBI prior to issuance of the first construction document, with
25 an option for the project sponsor to defer payment to prior to issuance of the first certificate of

1 occupancy upon agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San
2 Francisco Building Code.

3 SEC. 419.4. IMPOSITION OF UMU AFFORDABLE HOUSING REQUIREMENTS.

4 (a) The Department shall determine the applicability of Section 419.1 et seq. to any
5 development project requiring a building or site permit and, if Section 419.1 et seq. is applicable, the
6 additional affordable housing required pursuant to Section 419.1 et seq. and shall impose these
7 requirements as condition on the approval for issuance of the building or site permit. The project
8 sponsor shall supply any information necessary to assist the Department in this determination..

9 (b) Notice to Development Fee Collection Unit of Requirements. After the Department has
10 made its final determination of the additional affordable housing required pursuant to Section 419.1 et
11 seq., it shall immediately notify the Development Fee Collection Unit at DBI of its determination in
12 addition to the other information required by Section 402(b) of this Article.

13 (c) Sponsor's Choice to Fulfill Requirements. Prior to issuance of a building or site permit
14 for a development project subject to the requirements of Section 419.1 et seq., the sponsor of the
15 development project shall select one of the options described in Section 419.3 above or the alternatives
16 described in Section 419.5 below to fulfill the affordable housing requirements and notify the
17 Department of their choice.

18 (d) Department Notice to Development Fee Collection Unit of Sponsor Choice. After the
19 sponsor has notified the Department of their choice to fulfill the additional affordable housing
20 requirements of Section 419.1 et seq., the Department shall immediately notify the Development Fee
21 Collection Unit at DBI of the sponsor's choice.

22 (e) The Development Fee Collection Unit Notice to Department Prior to Issuance of the
23 First Certificate of Occupancy. The Development Fee Collection Unit at DBI shall provide notice in
24 writing or electronically to the Department prior to issuing the first certificate of occupancy for any
25 development project subject to Section 419.1 et seq. that has elected to fulfill its requirement with an

1 option other than payment of an in-lieu fee. If the Department notifies the Unit at such time that the
2 sponsor has not satisfied the requirements, the Director of DBI shall deny any and all certificates of
3 occupancy until the subject project is brought into compliance with the requirements of Section 419.1
4 et seq.

5 (f) Process for Revisions of Determination of Requirements. In the event that the
6 Department or the Commission takes action affecting any development project subject to Section 419.1
7 et seq. and such action is subsequently modified, superseded, vacated, or reversed by the Department
8 or the Commission, Board of Appeals, the Board of Supervisors, or by court action, the procedures of
9 Section 402(c) of this Article shall be followed.

10 SEC. 419.5. ALTERNATIVES TO THE INCLUSIONARY HOUSING COMPONENT.

11 (a) (b) Alternatives to the Inclusionary Housing Component. In addition to the
12 alternatives specified in Section 415.4(c) 315.4(e), (and further described above and in Section
13 415.6 315.5, Compliance Through Off-Site Housing Development, and Section 415.7 315.6.
14 Compliance Through In-Lieu Fee), and described further above, the project sponsor may elect
15 to satisfy the requirements of Section 415.5 315.4 by one of the alternatives specified in this
16 Section. The project sponsor has the choice between the alternatives and the Planning
17 Commission may not require a specific alternative. The project sponsor must elect an
18 alternative before it receives project approvals from the Planning Commission or Planning
19 Department and that alternative will be a condition of project approval. The alternatives are as
20 follows:

21 (1) Middle Income Alternative. On sites with less than 50,000 square feet of total
22 developable area, applicants may provide units as affordable to qualifying "middle income"
23 households as follows:

24 (A) A minimum percent of the total units constructed shall be affordable to and
25 occupied affordable to qualifying "middle income" households upon initial sale, according the

1 schedule in Table ~~419A.4~~ 319A.4. If the total number of units is not a whole number, the project
2 applicant shall round up to the nearest whole number for any portion of .5 or above. Units
3 shall be affordable to households between 120 percent and 150 percent of the San Francisco
4 Area Median Income, with an average affordability level of 135 percent for all units provided
5 through this alternative.

6 (B) Where market rate sales prices exceed restricted sales prices, the difference
7 between the market rate sales prices and the restricted sales prices shall be held by the
8 Mayor's Office of Housing as a silent second mortgage according to the Procedures Manual.
9 The City shall hold a deed of trust and promissory note for the second mortgage. MOH ~~The~~
10 ~~Mayor's Office of Housing~~ shall hold this mortgage shall release it when the original note and
11 proportional share of the appreciation are paid in full to the City.

12 (C) Units shall initially be sold at or below prices to be determined by MOH ~~the Mayor's~~
13 ~~Office of Housing~~ in the Conditions of Approval or Notice of Special Restrictions according to
14 the formula specified in the Procedures Manual to make them affordable to middle income
15 households. Upon resale, the seller shall be permitted to sell the units at their market price.
16 The City will waive its right of first refusal to the seller when the promissory note and deed of
17 trust are paid, along with the City's share of the appreciation of the unit. The promissory note
18 shall accrue no interest and shall require no monthly payments.

19 (D) Upon first resale, the seller shall have a right to keep a percentage of the total
20 appreciation of the unit proportional to every year the original seller owns the unit as an owner
21 occupant. The remainder of the proceeds of the sale, after the ~~1st~~ first mortgage, the second
22 mortgage, and any other subordinate financing is paid off, shall be repaid to MOH ~~the Mayor's~~
23 ~~Office of Housing~~. Detailed resale procedures shall be specified in the Middle Income Housing
24 Procedures Manual published by MOH ~~the Mayor's Office of Housing~~ and approved by the
25

1 Planning Commission. The Director of ~~MOH the Mayor's Office of Housing~~ shall amend the
2 Procedures Manual as needed with the ~~Planning~~ Commission's approval.

3 (E) The City shall monitor units provided under this option during the 2- and 5-year
4 Monitoring Report specified in ~~Planning Code~~ Section 342 ~~of this Code~~ and in separate
5 resolution. Should this monitoring report indicate that units constructed under this program do
6 not meet the programs stated goals of providing affordable housing to Middle Income
7 Households, the Planning Department and ~~MOH Mayor's Office of Housing~~ shall consider
8 changes to this program, including, but not limited to, legislative changes.

9 (F) If the project sponsor elects to satisfy the requirements of Section ~~415.5 315.4~~ and
10 of this Section by the alternative specified above, the requirement that 40 percent of the total
11 number of proposed dwelling units shall contain at least two bedrooms may be waived
12 provided the minimum percent of total units affordable to qualifying "middle income" as
13 required by Table ~~419A.4 319A.4~~ is increased by 10%.

14 (2) Land Dedication Alternative. Applicants may dedicate a portion of the total
15 developable area of the principal site to the City and County of San Francisco for the purpose
16 of constructing units affordable to qualifying households. A minimum percentage of
17 developable area, representing an equivalent percent of total potential units to be constructed,
18 shall be dedicated to the City according the schedule in Table ~~419A.4 319A.4~~. To meet the
19 requirements of this alternative, the developer must convey title to land in fee simple absolute
20 to ~~MOH the Mayor's Office of Housing~~ according to the Procedures Manual, provided the
21 dedicated site is deemed of equivalent or greater value to the principal site per those
22 procedures and is in line with the following requirements:

23 (A) The dedicated site will result in a total amount of inclusionary units not less than
24 forty (40) units. ~~MOH The Mayor's Office of Housing~~ may conditionally approve and accept
25 dedicated sites which result in no less than twenty-five (25) units at its discretion.

1 (B) The dedicated site will result in a total amount of inclusionary units that is
2 equivalent or greater than the minimum percentage of the units that will be provided on the
3 principal site, as required by Table ~~419A.4~~ ~~319A.4~~. ~~MOH The Mayor's Office of Housing~~ may also
4 accept dedicated sites that represent the equivalent of or greater than the required
5 percentage of units for all units be provided on a collective of sites within a one-mile radius,
6 provided the total amount of inclusionary units provided on the dedicated site is equivalent to
7 or greater than the total requirements for all principal sites participating in the collective,
8 according to the requirements of Table ~~419A.4~~ ~~319A.4~~.

9 (C) The dedicated site is suitable from the perspective of size, configuration, physical
10 characteristics, physical and environmental constraints, access, location, adjacent use, and
11 other relevant planning criteria. The site must allow development of affordable housing that is
12 sound, safe and acceptable.

13 (D) The dedicated site includes infrastructure necessary to serve the inclusionary
14 units, including sewer, utilities, water, light, street access and sidewalks.

15 (E) The developer must submit full environmental clearance for the dedicated site
16 before the land can be considered for conveyance, and before a first site or building permit
17 may be conferred upon the principal project.

18 (F) The City may accept dedicated sites that vary from the minimum threshold
19 provided such a dedication is deemed generally equivalent to the original requirement by the
20 Mayor's Office of Housing.

21 (G) The City may accept dedicated sites that meet the above requirements in
22 accordance with the Procedures Manual, in combination with in-lieu fees or on-site units,
23 provided such a combination is deemed generally equivalent by ~~MOH the Mayor's Office of~~
24 ~~Housing~~ to the original requirement.

(H) The project applicant has a letter from MOH ~~the Mayor's Office of Housing~~ verifying acceptance of site before it receives project approvals from the Planning Commission or Planning Department, which shall be used to verify dedication as a condition of approval.

(I) If the project sponsor elects to satisfy the requirements of Section 415.5 ~~315.4~~ and of this Section by the alternative specified above, the requirement that 40 percent of the total number of proposed dwelling units shall contain at least two bedrooms may be waived.

(J) The Land Dedication Alternative may be satisfied through the dedication to the City of air space above or adjacent to the project, upon the approval of MOH ~~the Mayor's Office of Housing~~, or a successor entity, and provided the other requirements of subsection ~~(b)~~ (a)(2)(A)-(I) are otherwise satisfied.

TABLE 419A.4 ~~319A.4~~

HOUSING REQUIREMENTS FOR THE UMU DISTRICT

Tier	On-Site Housing Requirement	Off-Site/ In-Lieu Requirement	Middle Income Alternative*	Land Dedication Alternative for sites that have less than 30,000 square feet of developable	Land Dedication Alternative for sites that have at least 30,000 square feet of developable
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				area	area
A	18%	23%	30%	35%	30%
B	20%	25%	35%	40%	35%
C	22%	27%	40%	45%	40%

*Requirement increases by 5% if two-bedroom requirement is waived.

~~(b) (e)~~ Rental Incentive. Qualified rental housing projects, as defined in Section ~~419A.2(g)~~ ~~319A.2(g)~~, are allowed a reduction in their inclusionary housing requirements as follows:

(1) If the rental housing project chooses to meet its inclusionary housing requirements through on-site construction, off-site construction, or an in-lieu fee, then the project is entitled to a 3% reduction in the requirements specified above in subsection (a).

(2) If the rental housing project chooses to meet its inclusionary housing requirements through the land dedication option for projects less than 30,000 square feet, then the project is entitled to a 5% reduction in the requirements specified above in the subsection (b)(2).

(3) In addition, a rental housing project shall receive a fee waiver from the Eastern Neighborhood Public Benefit Fee as set forth in Section ~~427.3~~ ~~327.3~~ in the amount of \$1.00 per gross square foot.

(4) No rental incentive shall be provided for project that chooses the land dedication alternative for projects over 30,000 square feet.

~~(c) (d)~~ Adjustments to Requirements for the Inclusionary Housing Component. This Section is intended to incorporate, rather than supersede, any changes made to Planning

1 Code Sections ~~415 315~~. In the instance that the base requirements of Section ~~415 315~~ are
2 amended, the above-noted requirements shall be reviewed, and if appropriate, amended
3 and/or increased accordingly.

4 SEC. ~~419.6 319.5~~. LAND DEDICATION ALTERNATIVE IN THE MISSION NCT
5 DISTRICT. The Land Dedication alternative is available for any project within the Mission NCT
6 District under the same terms and conditions as provided for in Section 419 ~~319A.4(b)(2)(A) -~~
7 (J).

8 SEC. (~~420 formerly Section 318.10~~). VISITACION VALLEY COMMUNITY FACILITIES
9 AND INFRASTRUCTURE FEE AND FUND.

10 Sections ~~420.1 318.10~~ through ~~420.5 318.17~~, *hereafter referred to as Section 420.1 et seq.*,
11 set forth the requirements and procedures for the Visitacion Valley Community Facilities and
12 Infrastructure Fee and Fund.

13 SEC. ~~420.1 318.11~~. FINDINGS ~~AND POLICY~~.

14 A. (~~a~~) A number of large sites in Visitacion Valley are targeted for substantial changes
15 of use. Currently there are three applications pending at the City's Planning Department to
16 develop Executive Park, originally planned as an office complex, into a large housing
17 development. In addition, the City has drafted plans for Schlage Lock, long an industrial site,
18 to be transformed into a major mixed-use housing development. Together, these sites would
19 represent over 2,000 new units of housing in areas previously contemplated for office and
20 industrial activities.

21 For the past thirty years, Executive Park has been the subject of several proposals and
22 development plans. The first Executive Park Development Plan, developed in 1978,
23 considered a development of 833,000 square feet of office space, 174,000 square feet of
24 hotel/meeting space, and 75,000 square feet of retail space. Building permits were issued for
25 the construction of four office buildings and a restaurant under this plan. Three of the office

1 buildings were constructed by 1985, for a total of about 320,000 square feet of office space
2 and 2,500 square feet of retail space. The fourth office building and the restaurant have yet to
3 be constructed.

4 In 1983, a revised development plan was proposed to amend the previous 1978
5 Development Plan by adding additional office space and hotel space, and by adding
6 residential use. Overall, and including the four office buildings and the restaurant previously
7 approved, the 1984 Development Plan Amendment called for 1,644,000 square feet of office
8 space, 234,000 square feet of hotel space, 50,000 square feet of retail/restaurant spaces, and
9 600 residential units.

10 A 1992 Development Plan added 25,000 square feet of health club space, 10,000
11 square feet of childcare space, and an additional 10,000 square feet of restaurant space.
12 Following this approval, building permits were issued for the construction of five residential
13 buildings, containing about 287 units. Only two of the residential buildings, containing 128
14 units, have been constructed.

15 At present, Executive Park consists of three office buildings containing 320,000 square
16 feet of office space and 2,500 square feet of retail space, and two residential buildings
17 containing 128 residential units. Since 2003, three project sponsors have filed applications to
18 develop over 1,300 new units of housing, totaling 1,709,000 square feet of residential use. To
19 accommodate these projects, the Planning Commission has forwarded a General Plan
20 Amendment to the Board of Supervisors that would allow for an additional 499 residential
21 units while eliminating 1,324,000 square feet of office space, 10,000 square feet of retail
22 space, and 25,000 square feet of health club use. In addition, the General Plan Amendment
23 would reduce the allowable square footage of childcare use from 13,240 square feet to 10,000
24 square feet.

1 At the Schlage Lock site, this company operated a large industrial plant for the better
 2 part of a century, providing jobs for area residents and serving as a key part of the community.
 3 Ingersoll Rand, the parent company of Schlage Lock, closed the plant in 1999, indicating a
 4 wish to sell the property. Since that time, the site has remained vacant and under-utilized.

5 In 2002, the City sponsored a series of community planning workshops to formulate a
 6 community plan for the re-use of the 20-acre site. The community planning workshops,
 7 involving several hundred residents of Visitacion Valley and surrounding neighborhoods,
 8 produced a written report, "The Visitacion Valley Schlage Lock Community Planning
 9 Workshop: Strategic Concept Plan and Workshop Summary." This plan calls for a mix of
 10 housing, open space, community-oriented retail and community-oriented institutional uses.
 11 The plan contemplates 740 new units of housing on the residential portions of the site. Using
 12 a planning standard of 1,000 square feet per unit, the projected square footage of new
 13 residential development at the site is 740,000 square feet.

14 Projected New Visitacion Valley
 15 Residential Development

17 Signature Properties 18 (Executive Park)	433 units	615,000 square feet
19		
20 Top Vision 21 (Executive Park)	410 units	618,000 square feet
22		
23 Yerby 24 (Executive Park)	496 units	476,000 square feet
25		

Schlage Lock	740 units	740,000 square feet
Total	2,079 units	2,449,000 square feet

In its environmental review of the Signature Properties application, the San Francisco Planning Department estimates 3,340 new residents at the three Executive Park sites. For the Schlage Lock site, a planning standard of 2.2 new residents per unit is applied to the development, or 1,628 new residents. Together, therefore, these four proposals are expected to introduce 4,968 new residents to the neighborhood.

According to the 2000 Census, there are currently 16,482 residents in Visitacion Valley. With the 4,968 new residents expected through the above projects, the new Visitacion Valley population would be 21,450 residents. Therefore, 23.2% of all Visitacion Valley residents would be new residents at these four project sites.

B. (b) San Francisco's growing population and severe housing crisis requires the development of new housing. To respond to this need for housing, the City is considering granting Conditional Use Authorization, re-zonings, and/or General Plan Amendments for a number of large development sites in Visitacion Valley. These areas are currently occupied primarily by office or industrial uses with minimal community facilities and infrastructure to support a significant residential population. In addition, very few residents currently reside in these areas. New residential development in these areas will impact Visitacion Valley's community facilities and infrastructure and will generate a substantial need for community improvements as the neighborhood's population grows as a result of new residential

1 development. Substantial new investments in community infrastructure, including active
2 recreational spaces, community facilities, and other public services are necessary to mitigate
3 the impacts of new development at these sites.

4 The amendments to the General Plan, Planning Code and/or Zoning Maps that are
5 necessary to facilitate residential developments at these sites will permit a substantial amount
6 of new residents. More than 2,050 new units representing approximately 5,000 new residents
7 would be anticipated in the Visitacion Valley neighborhood, resulting in a 30% increase in the
8 neighborhood's residential population. The new development will have a profound impact on
9 the neighborhood's dated infrastructure. A comprehensive program of community facilities
10 and public infrastructure is necessary to mitigate the impacts of the proposed new
11 development and to provide these basic community improvements to the neighborhood's
12 growing residential population.

13 As a result of this new development, property tax revenue is projected to increase.
14 These revenues will fund improvements and expansions to general City services, including
15 Police, Fire, Emergency, and other services needed to partially meet the increased demand
16 associated with new development. Local impacts on the need for community facilities and
17 infrastructure will be heightened in Visitacion Valley, compared to those typically funded by
18 City government through property tax revenues. The relative cost of capital improvements,
19 along with the reduced role of State and federal funding sources, increases the necessity for
20 development impact fees to cover these costs. General property tax revenues will not be
21 adequate to fully fund the costs of the community facilities and infrastructure necessary to
22 mitigate the impacts of new development in the Visitacion Valley neighborhood.

23 Development impact fees are a more cost-effective, realistic way to implement
24 mitigations to a local neighborhood associated with particular developments' impacts. As
25 important, the proposed Visitacion Valley Community Facilities and Infrastructure Fee would

1 be dedicated to the Visitacion Valley area, directing benefits of the fund directly to those who
2 pay into the fund.

3 While this fee will increase the overall burden on new development in the
4 neighborhood, the burden is typically reflected in a reduced sale price for developable land, or
5 passed on to the buyers/renters of housing in the neighborhood and thus is borne primarily by
6 those who have caused the impact and who will ultimately enjoy the benefits of the community
7 improvements it pays for.

8 The purpose of the Visitacion Valley Community Facilities and Infrastructure Fee is to
9 provide specific improvements, including active recreational spaces, pedestrian and
10 streetscape improvements, and other facilities and services. The Visitacion Valley Community
11 Facilities and Infrastructure Fee will create the necessary financial mechanism to fund these
12 improvements in proportion to the need generated by new development.

13 The capital improvements that the fee would fund are clearly described in the
14 ordinance. The fee would be solely used to fund the acquisition, design, and construction of
15 community facilities in the Visitacion Valley neighborhood. The proposed fees only cover
16 impacts caused by new development and are not intended to remedy already existing
17 deficiencies; those costs will be paid for by other sources.

18 The City has existing plans for the community facility and infrastructure projects to be
19 funded through this fee. The San Francisco Public Library has an account established, initial
20 funds appropriated, and adopted plans and a preliminary construction schedule for the
21 Visitacion Valley Branch Library. The San Francisco Department of Recreation and Parks has
22 accounts established, initial funds appropriated, and adopted plans and a preliminary
23 construction schedule for the Visitacion Valley projects identified herein. The Department of
24 Public Works, in coordination with the Planning Department, has an account established and
25 adopted plans and a preliminary construction schedule for the Leland Avenue street

1 improvements. It is anticipated that the remaining community facility and infrastructure
2 projects would be at a similar stage of development in terms of having accounts established
3 and plans adopted as the projects listed above when the final developments covered by this
4 ordinance are to apply for City permits.

5 C. (e) In order to enable the City and County of San Francisco to create a unified,
6 attractive, and safe residential Visitacion Valley neighborhood, and to mitigate the impacts of
7 potential new large developments on community amenities, it is necessary to upgrade existing
8 streets and streetscaping and to develop neighborhood public services, active recreational
9 spaces, and community facilities. To fund such community infrastructure and amenities, new
10 residential development in the neighborhood shall be assessed development impact fees
11 proportionate to the increased demand or such infrastructure and amenities created by the
12 new housing. The City will use the proceeds of the fee to develop community facilities and
13 infrastructure within Visitacion Valley that provides direct benefits to the new housing.

14 The development of community facilities and infrastructure in the Visitacion Valley
15 neighborhood will provide a benefit to new residents beyond the provision of services. It is
16 anticipated that new residents will realize an increase in property values due to the enhanced
17 neighborhood amenities financed with the proceeds of the fee. A Visitacion Valley Community
18 Facilities and Infrastructure Fee shall be established for new residential development within
19 Visitacion Valley as set forth herein.

20 The proposed improvements described below are necessary to serve the new
21 population at the anticipated densities. Cost estimates are based on an assessment of the
22 potential cost to the City of providing the specific improvements. Developer contributions are
23 based upon the percentage of new residents expected in Visitacion Valley at these four
24 project sites, or 23.2%, with the exception of improvements necessary to mitigate impacts that
25

1 are created entirely by the developers. In these cases, developer contributions are set at
2 100%.

3 The proposed Visitacion Valley Community Facilities and Infrastructure Fee would fund
4 mitigations of the impacts of new development on:

- 5 • Active Recreational Spaces: development of neighborhood playground, pool, and
6 outdoor education center
- 7 • Library Facilities: construction of a new neighborhood library
- 8 • Community Facilities: development of community spaces available for public uses
- 9 • Streetscape Improvements: Blanken Avenue sidewalk widening and lighting
10 improvements; Leland Avenue streetscape improvements

11 Active Recreational Space: The San Francisco Recreation and Park Department has
12 provided a cost estimate of necessary improvements to the Kelloch-Velasco Playground
13 (\$2,222,500), the Coffman Pool (\$10,600,000), and the Visitacion Valley Greenway-
14 Educational Center for the Sciences and Arts at Tioga Avenue (\$2,054,000). The total
15 developer contribution is deemed to be \$3,451,348.

16 Library Facilities: The San Francisco Public Library has provided a cost estimate for the
17 construction of the Visitacion Valley Branch Library (\$9,350,000). The total developer
18 contribution is deemed to be \$2,169,200.

19 Community Facilities: In the Rincon Hill Plan adopted by the Board of Supervisors, the
20 San Francisco Planning Department determined a need of community facilities space at 2.29
21 square feet for every new resident. Based upon the 4,968 new residents projected for
22 Visitacion Valley from residential development in large opportunity sites, there would be a
23 need for 11,376 square feet of new community center space.

24 For a comparable land cost, the San Francisco Public Library acquired its current
25 development site on Leland Avenue for \$135 per square foot. For comparable improvement

1 costs, the San Francisco Planning Department estimated a cost of \$400 per square foot to
2 build a new community center in Rincon Hill. Taken together, the cost to build a new
3 community center in Visitacion Valley for the new residents is estimated to be \$6,086,160, a
4 cost to be entirely borne by the developers.

5 Streetscape Improvements: DPW ~~The San Francisco Department of Public Works~~ and San
6 Francisco Public Utilities Commission estimate the cost to upgrade the Blanken Avenue
7 tunnel to make it more accessible for pedestrians, to be \$152,755. This estimate includes
8 widening the sidewalk and improving the lighting in the tunnel. Because these improvements
9 are necessary to accommodate new pedestrian traffic--and to minimize automobile use--in the
10 new developments, this cost is to be entirely borne by the developers.

11 DPW ~~The San Francisco Department of Public Works~~ and the ~~San Francisco~~ Planning
12 Department have provided a cost estimate for improvements to Leland Avenue, the
13 commercial core of Visitacion Valley (\$2,621,730). The total developer contribution is deemed
14 to be \$608,241.

15 Total Developer Contribution: The total developer contribution for Visitacion Valley
16 community facilities and infrastructure improvements is \$12,467,704. At an estimated
17 2,449,000 square feet of new residential development, the developer contribution is \$5.09 per
18 square foot. The Visitacion Valley Community Facilities and Infrastructure Fee shall be
19 established at \$4.58 per square foot, or 90% of the estimated costs of the community
20 improvements. By charging developers less than the maximum amount of the justified impact
21 fee, the City avoids any need to refund money to developers if fees collected exceed costs.

22 D. (d) The Board of Supervisors finds that the Fees imposed in Section 420.1 et seq. ~~this~~
23 ~~ordinance~~ as impact fees to fund specific improvements, including active recreational spaces,
24 pedestrian and streetscape improvements, and other facilities and services, are proportionate
25 to the need generated by residential development projects in Visitacion Valley. It shall be the

1 policy of the Board of Supervisors that no additional development impact fees specific to
2 Visitacion Valley will be imposed to fund the specific improvements described above. It is the
3 policy of the Board of Supervisors that any future changes to citywide impact fees or other
4 exactions will apply equally to Visitacion Valley as to other areas of the City, unless otherwise
5 excepted by the Board.

6 SEC. ~~420.2 318.12~~. DEFINITIONS. *(a) In addition to the definitions set forth in Section 401*
7 *of this Article, the following definitions shall govern interpretation of this Section 420.1 et seq.*
8 *this ordinance:*

9 *(1) (a)* "Community facilities" shall mean all uses as defined under Section 209.4(a) of
10 this Code.

11 *(2) (b)* "Net addition of occupiable square feet of residential use" shall mean occupied
12 floor area, as defined in Section 102.10 of this Code, including bathrooms provided as part of
13 dwelling units, to be occupied by or primarily serving, residential use excluding common areas
14 such as hallways, fitness centers and lobbies, less the occupied floor area in any structure
15 demolished or rehabilitated as part of the proposed residential development project which
16 occupied floor area was used primarily and continuously for residential use and was not
17 accessory to any use other than residential use for at least five years prior to Planning
18 Department approval of the residential development project subject to this Section, or for the
19 life of the structure demolished or rehabilitated, whichever is shorter.

20 *(c) "Residential development project" shall mean any new construction, addition, extension,*
21 *conversion or enlargement, or combination thereof, of an existing structure which includes any*
22 *occupied floor area of residential use and which has twenty (20) residential units or more; provided,*
23 *however, that for projects that solely comprise an addition to an existing structure which would add*
24 *occupied floor area in an amount less than 20 percent of the occupied floor area of the existing*
25 *structure, the provisions of this Section shall only apply to the new occupied square footage.*

1 (3) ~~(d)~~ "Residential use" shall mean any structure or portion thereof intended for
2 occupancy by uses as defined in Section 890.88 of this Code and shall not include any use
3 which qualifies as an accessory use, as defined and regulated in Sections 204 through 204.5.

4 ~~(e) "Sponsor" shall mean an applicant seeking approval for construction of a residential
5 development project subject to this Section and such applicant's successors and assigns.~~

6 ~~(f) "Townhome" shall mean a dwelling unit that: (i) either is a freestanding building, or shares
7 only walls with other dwelling units; and (ii) has an entrance directly on a sidewalk used by members
8 of the public or residents of the residential development project. "Townhome" shall not mean a
9 dwelling unit of any type located on a podium over garage, community facility, commercial or other
10 space.~~

11 (4) ~~(g)~~ "Visitacion Valley" shall mean the area bounded by Carter Street and McLaren
12 Park to the west, Mansell Street to the north, Route 101 between Mansell Street and
13 Bayshore Boulevard to the northeast, Bayview Park to the north, Candlestick Park and
14 Candlestick Point Recreation Area to the east, the San Francisco Bay to the southeast, and
15 the San Francisco County line to the south.

16 SEC. ~~420.3 318.13~~. APPLICATION; ~~IMPOSITION OF REQUIREMENT~~.

17 (a) *General* Application: Section 420.1 et seq. This ordinance shall apply to all residential
18 development projects that:

19 (1) are located in Visitacion Valley; and

20 (2) have both not filed an application or a building permit, site permit, conditional use,
21 planned unit development, environmental evaluation, ~~z~~Zoning ~~m~~Map amendment or ~~g~~General
22 ~~p~~Plan amendment prior to September 1, 2003, and have filed an application for a building
23 permit, site permit, conditional use, planned unit development, environmental evaluation,
24 ~~z~~Zoning ~~m~~Map amendment or ~~g~~General ~~p~~Plan amendment on or after September 1, 2003.

1 ~~(b) Application to Townhomes: Prior to the issuance by DBI of the first building permit for a~~
2 ~~Townhome that is part of a residential development project, the Sponsor shall pay to the Treasurer half~~
3 ~~of the Visitacion Valley Community Facilities and Infrastructure Fee ("Fee") of \$4.58 for each net~~
4 ~~addition of occupiable square feet of residential use within the Townhome for which the building permit~~
5 ~~is sought. The Sponsor shall pay to the Treasurer the other half of the Fee prior to the issuance by DBI~~
6 ~~of the first certificate of occupancy for such Townhome.~~

7 ~~(c) Application to Other Residential Development Projects: Prior to the issuance by DBI of the~~
8 ~~first certificate of occupancy for any building other than a Townhome that is part of a residential~~
9 ~~development project, the Sponsor shall pay to the Treasurer the entire Fee of \$4.58 for each net~~
10 ~~addition of occupiable square feet of residential use within the building for which the certificate of~~
11 ~~occupancy is sought.~~

12 ~~(b) Amount of Fee. The Visitacion Valley Community Facilities and Infrastructure Fee~~
13 ~~("Fee") shall be \$4.58 for each net addition of occupiable square feet of residential use within a~~
14 ~~development project subject to this Section.~~

15 ~~(c) (d)~~ Credits for In-Kind Improvements:

16 (1) Credit for On-Site Community Facilities: In its review of a proposed residential
17 development project subject to Section 420.1 et seq. this ordinance, the Planning Commission
18 and Board of Supervisors shall apply the planning standard of 2.29 square feet of community
19 facilities space for each new resident projected at the residential development project to
20 calculate the residential development project's allocation of community facilities space. The
21 project Sponsor shall receive a credit against the Fee of \$535 per square foot of community
22 facilities space provided on-site within the boundaries of the residential development project,
23 provided that such credit shall not exceed \$2.24 multiplied by the net addition of occupiable
24 square feet of residential use in the residential development project. To qualify for a credit, the
25 community facilities shall be open and available to the general public on the same terms and

1 conditions as to residents of the residential development project in which the community
2 facilities are located.

3 (2) Credit for Improvements to Blanken Avenue: The ~~Planning~~ Commission may
4 reduce the Fee described in this Section for specific residential development proposals in
5 cases where the ~~S~~ponsor has entered into an agreement with the City, in form acceptable to
6 the City Attorneys' Office, to provide in-kind improvements to Blanken Avenue. For the
7 purposes of calculating the total value of the in-kind community improvements, the project
8 Sponsor shall provide the ~~Planning~~ Department with a cost estimate for the proposed in-kind
9 improvements from two independent contractors. Based on these estimates, the Director of
10 Planning shall determine their appropriate value and the ~~Planning~~ Commission may reduce
11 the Fee assessed to that project proportionally. The ~~Planning~~ Commission may not reduce the
12 fee by an amount greater than the amount that would be the Sponsor's contribution toward
13 the Blanken Avenue improvements if the Sponsor were to pay the Fee.

14 (d) Timing and Payment of Fee. Any fee required by Section 420.1 et seq. shall be paid to
15 the Development Fee Collection Unit at DBI prior to issuance of the first construction document, with
16 an option for the project sponsor to defer payment to prior to issuance of the first certificate of
17 occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Visitacion
18 Valley Community Facilities and Infrastructure Fund in accordance with Section 402 of this Article
19 and Section 107A.13 of the San Francisco Building Code.

20 SEC. 420.4. IMPOSITION OF REQUIREMENTS.

21 (a) Determination of Requirements. The Department shall determine the applicability of
22 Section 420.1 et seq. to any development project requiring a building or site permit and, if Section
23 420.1 et seq. is applicable, the net addition of occupiable square feet of residential use subject to its
24 requirements, and shall impose the fee requirements as a condition of approval for issuance of the
25

1 building or site permit. The project sponsor shall supply any information necessary to assist the
2 Department in this determination.

3 (b) Notice to Development Fee Collection Unit of Requirements. Prior to issuance of the
4 building or site permit for a development project subject to Section 420 et seq., the Department shall
5 notify the Development Fee Collection Unit at DBI of its final determination of any fee requirements,
6 including any fee credits for in-kind improvements, in addition to the other information required by
7 Section 402(b) of this Article.

8 (c) Development Fee Collection Unit Notice to Department. The Development Fee
9 Collection Unit at DBI shall provide notice in writing or electronically to the Department prior to
10 issuing the first certificate of occupancy for any development project subject to Section 420.1 et seq.
11 that has elected to satisfy its fee requirement with credits-in-kind improvements. If the Department
12 notifies the Unit at such time that the sponsor has not satisfied the in-kind improvements requirements
13 of Section 420.3, the Director of DBI shall deny any and all certificates of occupancy until the subject
14 project is brought into compliance.

15 (d) Process for Revisions of Determination of Requirements. In the event that the
16 Department or the Commission takes action affecting any development project subject to Section 420.1
17 et seq. and such action is subsequently modified, superseded, vacated, or reversed by the Department
18 or the Commission, Board of Appeals, the Board of Supervisors, or by court action, the procedures of
19 Section 402(c) of this Article shall be followed.

20 (e) Treasure's Certification: Upon payment of the Fee to the Treasurer as required under this
21 Section and upon request of the Sponsor, the Treasurer shall issue a certification that the Fee has been
22 half or fully paid, as the case may be. The Sponsor shall present such certification to the Planning
23 Department and DBI prior to the issuance by DBI of (i) the first site permit for each Townhome that is
24 part of a residential development project, and (ii) the first certificate of occupancy for each building
25 that is part of a residential development project, as the case may be. DBI shall not issue such building

1 ~~permit or first certificate of occupancy without the Treasurer's certification as described above. Any~~
2 ~~failure of the Treasurer, DBI, or the Planning Department to give any notice under this Section shall~~
3 ~~not relieve a Sponsor from compliance with this Section. Where DBI inadvertently issues a building~~
4 ~~permit or a first certificate of occupancy without payment of the Fee or portion thereof as required by~~
5 ~~this Section, DBI shall not issue any further certificates of occupancy for the residential development~~
6 ~~project without notification from the Treasurer that the Fee or portion thereof as required by this~~
7 ~~Section has been paid. The procedure set forth in this Subsection is not intended to preclude~~
8 ~~enforcement of the provisions of this Section under any other section of this Code, or other authority~~
9 ~~under the laws of the State of California.~~

10 ~~(f) Waiver or Reduction:~~

11 ~~(1) A project applicant of any project subject to the requirements in this Section may appeal to~~
12 ~~the Board of Supervisors for a reduction, adjustment, or waiver of the requirements based upon the~~
13 ~~absence of any reasonable relationship or nexus between the impact of development and the amount of~~
14 ~~the fee charged.~~

15 ~~(2) A project applicant subject to the requirements of this Section who has received an~~
16 ~~approved building permit, conditional use permit or similar discretionary approval and who submits a~~
17 ~~new or revised building permit, conditional use permit or similar discretionary approval for the same~~
18 ~~property may appeal for a reduction, adjustment or waiver of the requirements with respect to the~~
19 ~~square footage of construction previously approved.~~

20 ~~(3) Any such appeal shall be made in writing and filed with the Clerk of the Board no later~~
21 ~~than 15 days after the date the Sponsor is required to pay to the Treasurer the fee as required in this~~
22 ~~Section. The appeal shall set forth in detail the factual and legal basis for the claim of waiver,~~
23 ~~reduction, or adjustment. The Board of Supervisors shall consider the appeal at the hearing within 60~~
24 ~~days after the filing of the appeal. The appellant shall bear the burden of presenting substantial~~
25 ~~evidence to support the appeal, including comparable technical information to support appellant's~~

1 ~~position. The decision of the Board shall be by a simple majority vote and shall be final. If a reduction,~~
2 ~~adjustment, or waiver is granted any change in use within the project shall invalidate the waiver,~~
3 ~~adjustment, or reduction of the fee. If the Board grants a reduction, adjustment or waiver, the Clerk of~~
4 ~~the Board shall promptly transmit the nature and extent of the reduction, adjustment or waiver to the~~
5 ~~Treasurer.~~

6 SEC. ~~420.4~~ 318.14. LIEN PROCEEDINGS. If, for any reason, the fee imposed under Section
7 420.3 remains unpaid following issuance of the certificate of occupancy, the Development Fee
8 Collection Unit at DBI shall institute lien proceedings to make the entire unpaid balance of the fee,
9 plus interest and any deferral surcharge, a lien against all parcels used for the development project in
10 accordance with Section 408 of this Article and Section 107A.13.215 of the San Francisco Building
11 Code.

12 ~~(a) A Sponsor's failure to comply with the requirements of Section 319.3, shall constitute cause~~
13 ~~for the City to record a lien against the housing development project in the sum of the Fee required~~
14 ~~under Section 319.3. If, for any reason, (i) more than 50% of the Fee remains unpaid following~~
15 ~~issuance of the first site or building permit for a Townhome that is part of a residential development~~
16 ~~project, or (ii) any portion of the Fee remains unpaid following issuance of the first certificate of~~
17 ~~occupancy for any building that is part of a residential development project, any amount then due shall~~
18 ~~accrue interest at the rate of one and one-half percent per month, or fraction thereof, from the date of~~
19 ~~issuance of the permit or certificate as the case may be, until the date of final payment in the unpaid but~~
20 ~~due amount.~~

21 ~~(b) If for any reason, the Fee or portion thereof imposed pursuant to this ordinance remains~~
22 ~~unpaid following issuance of the permit or certificate of occupancy as applicable, the Treasurer shall~~
23 ~~initiate proceedings in accordance with Article XX of Chapter 10 of the San Francisco Administrative~~
24 ~~Code to make the entire unpaid balance of the Fee, including interest, a lien against all parcels used~~
25 ~~for the residential development project and shall send all notices required by that Article to the owner~~

1 of the property as well as the Sponsor. The Treasurer shall also prepare a preliminary report notifying
2 the Sponsor of a hearing to confirm such report by the Board of Supervisors at least 10 days before the
3 date of the hearing. The report to the Sponsor shall contain the Sponsor's name, a description of the
4 Sponsor's housing development project, a description of the parcels of real property to be encumbered
5 as set forth in the Assessor's Map Books for the current year, a description of the alleged violation of
6 this ordinance, and shall fix a time, date, and place for hearing. The Treasurer shall cause this report
7 to be mailed to the Sponsor and each owner of record of the parcels of real property subject to lien.
8 Except for the release of lien recording fee authorized by Administrative Code Section 10.237, all sums
9 collected by the Tax Collector pursuant to this ordinance shall be held in trust by the Treasurer and
10 deposited in the Fund established in Section 319.6.

11 (e) Any notice required to be given to a Sponsor or owner shall be sufficiently given or served
12 upon the Sponsor or owner for all purposes hereunder if personally served upon the Sponsor or owner
13 or if deposited, postage prepaid, in a post office letterbox addressed in the name of the Sponsor or
14 owner at the official address of the Sponsor or owner maintained by the Tax Collector for the mailing
15 of tax bills or, if no such address is available, to the Sponsor at the address of the residential
16 development project, and to the applicant for the building permit or certificate of occupancy, as the
17 case may be, at the address on the permit application.

18 ~~SEC. 318.15. FEE REFUND WHEN BUILDING PERMIT EXPIRES PRIOR TO~~
19 ~~COMPLETION OF WORK AND COMMENCEMENT OF OCCUPANCY.~~

20 In the event a building permit expires prior to completion of the work on and commencement of
21 occupancy of a residential development project so that it will be necessary to obtain a new permit to
22 carry out any development, the obligation to comply with this ordinance shall be cancelled, and any
23 Fee previously paid to the Treasurer shall be refunded. If and when the Sponsor applies for a new
24 building permit, the procedures set forth in this ordinance regarding payment of the Fee shall be
25 followed.

1 SEC. ~~420.5 318.16~~. VISITACION VALLEY COMMUNITY FACILITIES AND
2 INFRASTRUCTURE FUND.

3 (a) There is hereby established a separate fund set aside for a special purpose
4 entitled the Visitacion Valley Community Facilities and Infrastructure Fund ("Fund"). All
5 monies collected by ~~DBI the Treasurer~~ pursuant to Section ~~420.3(b) 319.3(b)~~ shall be deposited
6 in the Fund which shall be maintained by the Controller.

7 (b) The receipts in the Fund are, subject to the budgetary and fiscal provisions of the
8 Charter, to be used solely to fund community facilities and infrastructure in Visitacion Valley,
9 including but not limited to capital improvements to library facilities, playgrounds, recreational
10 facilities, and major streets.

11 (c) No portion of the Fund may be used, by way of loan or otherwise, to pay any
12 administrative, general overhead, or similar expense of any public entity.

13 (d) The Controller shall not release any monies from the Fund without prior approval
14 of the Board of Supervisors for an expenditure. City Agencies responsible for the construction
15 or improvement of public infrastructure subject to this ordinance, including but not limited to
16 the San Francisco Public Library, DPW ~~the Department of Public Works~~, and the Department of
17 Recreation and Parks, shall request funds from the Board of Supervisors as necessary.
18 Before approving any expenditures, the Board of Supervisors shall determine the relative
19 impact from the residential development on public infrastructure in Visitacion Valley described
20 in ~~Section 420.56(b) 319.6(b)~~ and shall insure that the expenditures are consistent with
21 mitigating the impacts from the development.

22 (e) The Controller's Office shall file an annual report with the Board of Supervisors
23 beginning one year after the effective date of ~~Section 418.1 et seq. this ordinance~~, which report
24 shall set forth the amount of money collected in the Fund.

25 ~~SEC. 318.17. PARTIAL INVALIDITY AND SEVERABILITY.~~

1 *If any provision of this ordinance, or its application to any residential development project is*
2 *held invalid, the remainder of the ordinance, or the application of such provision to other residential*
3 *development projects shall not be affected thereby.*

4 SEC. 421 (formerly Section 326). MARKET AND OCTAVIA COMMUNITY
5 IMPROVEMENTS FUND.

6 Sections 421.1 ~~326.1 to~~ through 421.7 ~~326.8~~, hereafter referred to as Section 421.1 et seq., set
7 forth the requirements and procedures for the Market and Octavia Community Improvements
8 Fund.

9 SEC. 421.1 ~~326.1~~. FINDINGS.

10 A. Market and Octavia Plan Objectives. The Market and Octavia Area Plan embodies
11 the community's vision of a better neighborhood, which achieves multiple objectives including
12 creating a healthy, vibrant transit-oriented neighborhood. The Planning Department
13 coordinated development of the Area Plan objectives around the tenants of the Better
14 Neighborhood Planning process and within the larger framework of the General Plan.

15 The Market and Octavia Plan Area encompasses a variety of districts, most of which
16 are primarily residential or neighborhood commercial. The Area Plan calls for a maintenance
17 of the well-established neighborhood character in these districts with a shift to a more transit-
18 oriented type of districts. A transit-oriented district, be it neighborhood commercial or
19 residential in character, generates a unique type of infrastructure needs.

20 The overall objective of the Market and Octavia planning effort is to encourage
21 balanced growth in a centrally located section of the City that is ideal for transit oriented
22 development. The Area Plan calls for an increase in housing and retail capacity simultaneous
23 to infrastructure improvements in an effort to maintain and strengthen neighborhood
24 character.

1 B. Need for New Housing and Retail. New residential construction in San Francisco is
2 necessary to accommodate a growing population. The population of California has grown by
3 more than 11 percent since 1990 and is expected to continue increasing. The San Francisco
4 Bay Area is growing at a rate similar to the rest of the state.

5 The City should encourage new housing production in a manner that enhances existing
6 neighborhoods and creates new high-density residential and mixed-use neighborhoods. One
7 solution to the housing crisis is to encourage the construction of higher density housing in
8 areas of the City best able to accommodate such housing. Areas like the Plan Area can better
9 accommodate growth because of easy access to public transit, proximity to downtown,
10 convenience of neighborhood shops to meet daily needs, and the availability of development
11 opportunity sites. San Francisco's land constraints, as described in Section ~~418.1(A)~~ ~~318.1(A)~~,
12 limit new housing construction to areas of the City not previously designated as residential
13 areas, infill sites, or areas that can absorb increased density.

14 The Market and Octavia Plan Area presents opportunity for infill development on
15 various sites, including parcels along Octavia Boulevard known as "the Central Freeway
16 parcels," some parcels along Market Street, and the SoMa West portions of the Plan Area.
17 These sites are compelling opportunities because new housing can be built within easy
18 walking distance of the downtown and Civic Center employment centers and City and regional
19 transit centers, while maintaining the comfortable residential character and reinforcing the
20 unique and exciting neighborhood qualities.

21 To respond to the identified need for housing, repair the fabric of the neighborhood,
22 and support transit-oriented development, the Market and Octavia Plan Area is zoned for the
23 appropriate residential and commercial uses. The Planning Department is adding a Van Ness
24 Market Downtown Residential Special Use District (VNMDR-SUD) in the Plan Area and
25 establishing a Residential Transit-oriented (RTO) district and several Neighborhood

1 Commercial Transit (NCT) districts. New zoning controls encourage housing and commercial
2 development appropriate to each district.

3 The plan builds on existing neighborhood character and establishes new standards for
4 amenities necessary for a transit-oriented neighborhood. A transit-oriented neighborhood
5 requires a full range of neighborhood serving businesses. New retail and office space will
6 provide both neighborhood- and City-serving businesses.

7 San Francisco is experiencing a severe shortage of housing available to people at all
8 income levels, especially to those with the lowest incomes while seeing a sharp increase in
9 housing prices. The Association of Bay Area Governments' (ABAG) Regional Housing Needs
10 Determination (RHND) forecasts that San Francisco must produce 2,716 new units of housing
11 annually to meet projected needs. At least 5,639 of these new units should be available to
12 moderate income households. New affordable units are funded through a variety of sources,
13 including inclusionary housing and in lieu fees leveraged by new market rate residential
14 development pursuant to Sections ~~413 313~~ and ~~415 315~~. The Planning Department projects
15 that approximately 1,400 new units of affordable housing will be developed as a result of the
16 plan. New Development Requires new Community Infrastructure.

17 The purpose for new development in the Plan Area is established above (Section
18 ~~421.1(A) 326.1(a)~~). New construction should not diminish the City's open space, jeopardize the
19 City's Transit First Policy, or place undue burden on the City's service systems. The new
20 residential and commercial construction should preserve the existing neighborhood services
21 and character, as well as increase the level of service for all modes necessary to support
22 transit-oriented development. New development in the area will create additional impact on
23 the local infrastructure, thus generating a substantial need for community improvements as
24 the district's population and workforce grows.

1 The amendments to the General Plan, Planning Code, and Zoning Maps that
2 correspond to Section 421.1 et seq. ~~this ordinance~~ will permit an increased amount of new
3 residential and commercial development. The Planning Department anticipates an increase of
4 5,960 units within the next 20 years, and an increase of 9,875 residents, as published in the
5 environmental impact report. This new development will have an extraordinary impact on the
6 Plan Area's infrastructure. As described more fully in the Market and Octavia Plan Final
7 Environmental Impact Report, ~~San Francisco Planning Department, Case No. _____~~ on file
8 with the Clerk of the Board in File No. 071157, and the Market and Octavia Community
9 Improvements Program Document, San Francisco Planning Department, ~~Case No. _____~~
10 on file with the Clerk of the Board in File No. 071157, new development will generate
11 substantial new pedestrian, vehicle, bicycle, and transit trips which will impact the area. The
12 transition to a new type of district is tantamount to the development of new subdivisions, or
13 the transition of a district type, in terms of the need for new infrastructure.

14 The Market and Octavia Area Plan proposes to mitigate these impacts by providing
15 extensive pedestrian, transit, traffic-calming and other streetscape improvements that will
16 encourage residents to make as many daily trips as possible on foot, by bicycle or on transit;
17 by creating new open space, greening, and recreational facilities that will provide necessary
18 public spaces; and by establishing a range of other services and programming that will meet
19 the needs of community members. A comprehensive program of new public infrastructure is
20 necessary to lessen the impacts of the proposed new development and to provide the basic
21 community improvements to the area's new community members. The Market and Octavia
22 Community Improvements Program Document provides a more detailed description of
23 proposed Community Improvements.

24 In order to enable ~~the City and County of~~ San Francisco to provide necessary public
25 services to new residents; to maintain and improve the Market and Octavia Plan Area

1 character; and to increase neighborhood livability and investment in the district, it is necessary
2 to upgrade existing streets and streetscaping; acquire and develop neighborhood parks,
3 recreation facilities and other community facilities to serve the new residents and workers.

4 While the open space requirements imposed on individual developments address
5 minimum needs for private open space and access to light and air, such open space does not
6 provide the necessary public social and recreational opportunities as attractive public facilities
7 such as sidewalks, parks and other community facilities that are essential urban infrastructure,
8 nor does it contribute to the overall transformation of the district into a safe and enjoyable
9 transit-oriented neighborhood.

10 C. Program Scope. The purpose of the proposed Market and Octavia Community
11 Improvements Impact Fees is to provide specific public improvements, including community
12 open spaces, pedestrian and streetscape improvements and other facilities and services.
13 These improvements are described in the Market and Octavia Area Plan and Neighborhood
14 Plan and the accompanying ordinances, and are necessary to meet established City
15 standards for the provision of such facilities. The Market and Octavia Community
16 Improvements Fund and Community Improvements Impact Fee will create the necessary
17 financial mechanism to fund these improvements in proportion to the need generated by new
18 development.

19 National and international transportation studies (such as the Dutch Pedestrian Safety
20 Research Review. T. Hummel, SWOV Institute for Road Safety Research (Holland), and
21 University of North Carolina Highway Safety Research Center for the U.S. Department of
22 Transportation, 1999 on file with the Clerk of the Board *in File No.* _____) have
23 demonstrated that pedestrian, traffic-calming and streetscape improvements of the type
24 proposed for the Market and Octavia Plan Area result in safer, more attractive pedestrian
25 conditions. These types of improvements are essential to making pedestrian activity a viable

1 choice, thereby helping to mitigate traffic impacts associated with excess automobile trips that
2 could otherwise be generated by new development.

3 The proposed Market and Octavia Community Infrastructure Impact Fee is necessary
4 to maintain progress towards relevant state and national service standards, as well as local
5 standards in the Goals and Objectives of the General Plan for open space and streetscape
6 improvements as discussed in ~~Planning Code s~~Section ~~418.1(F)~~ ~~318.1(F)~~. Additionally the fee
7 contributes to library resources and childcare facilities standards discussed below:

8 Library Resources: New residents in Plan Area will generate a substantial new need for
9 library services. The San Francisco Public Library does not anticipate adequate demand for a
10 new branch library in the Market and Octavia Plan Area at this time. However, the increase in
11 population in Plan Area will create additional demand at other libraries, primarily the Main
12 Library and the Eureka Valley Branch Library. The Market and Octavia Community
13 Infrastructure Impact Fee includes funding for library services equal to \$69.00 per new
14 resident, which is consistent with the service standards used by the San Francisco Public
15 Library for allocating resources to neighborhood branch libraries. Child Care Facilities: New
16 households in the Plan Area will generate a need for additional childcare facilities. Childcare
17 services are integral to the financial and social success of families. Nationwide, research and
18 policies are strengthening the link between childcare and residential growth, many Bay Area
19 counties are leading in efforts to finance new childcare through new development. San Mateo
20 has conducted detailed research linking housing to childcare needs. Santa Clara County has
21 developed exemplary projects that provide childcare facilities in proximity to transit stations,
22 and Santa Cruz has levied a fee on residential development to fund childcare. Similarly many
23 research efforts have illustrated that adequate childcare services are crucial in supporting a
24 healthy local economy, see research conducted by Louise Stoney, Mildred Warner, PPIC,
25 County of San Mateo, CA on file with the Clerk of the Board *in File No.* _____.

1 MOCD's Project Connect Report identified childcare as an important community service in
2 neighboring communities. Project connect did not survey the entire Market and Octavia Plan
3 Area, it focused on low income communities, including Market and Octavia's neighbors in the
4 Mission, Western Addition, and the Tenderloin. The Department of Children Youth and Their
5 Families projects new residents of Market and Octavia will generate demand for an additional
6 435 childcare spaces, of those 287 will be serviced through new child care development
7 centers.

8 D. Programmed Improvements and Costs. Community improvements to mitigate the
9 impact of new development in the Market and Octavia Plan Area were identified through a
10 community planning process, based on proposals in the Market and Octavia Area Plan on file
11 with the Clerk of the Board *in File No.* _____, and on a standards based analysis,
12 and on community input during the Plan adoption process. The Planning Department
13 developed cost estimates to the extent possible for all proposed improvements. These are
14 summarized by use type in Table 1. Cost projections in Table 1 are realistic estimates made
15 by the Planning Department of the actual costs for improvements needed to support new
16 development. More information on these cost estimates is located in the Market and Octavia
17 Community Improvements Program Document. Cost estimates for some items on Table 1 are
18 to be determined through ongoing analyses conducted in coordination with implementation of
19 the Market and Octavia Plan Community Improvements Program. In many cases these
20 projects require further design work, engineering, and environmental review, which may alter
21 the nature of the improvements; the cost estimates are still reasonable approximates for the
22 eventual cost of providing necessary community improvements to respond to identified
23 community needs. The Board of Supervisors is not committing to the implementation of any
24 particular project at this time. Projects may be substituted for like projects should new
25 information from the Citizens Advisory Committee, the Interagency Plan Implementation

1 Committee, other stakeholders, or the environmental review process illustrate that substitute
 2 projects should be prioritized. Cost projections will be updated at a minimum approximately
 3 every five years after adoption.

4 Table 1.

5 Cost of proposed community improvements in the Market and Octavia Plan Area.

6 Market and Octavia	
7 Community Improvements	
8 Greening	9 \$58,310,000
10 Parks	11 \$6,850,000
12 Park Improvements	13 \$ TBD
14 Vehicle	15 \$49,260,000
16 Pedestrian	17 \$23,760,000
18 Transportation	19 \$81,180,000
20 Transit User 21 Infrastructure	22 \$ TBD
23 Bicycle	24 \$1,580,000
25 Childcare	\$17,170,000
Library Materials	\$690,000
26 Recreational 27 Facilities	28 \$15,060,000
29 Future Studies	30 \$460,000

1	Program Administration	\$4,730,000
2	Total	\$258,900,000

3 Provision of affordable housing needs are addressed in Sections ~~413 313~~ and ~~415 315~~
4 of ~~the Planning~~ this Code. Additionally subsidized affordable housing may be granted a waiver
5 from the Market and Octavia Community Improvement Fee as provided for in ~~Section~~ 406 of
6 this Article ~~326.3 (h)(3)~~. This waiver may be leveraged as a local funding 'match' to Federal and
7 State affordable housing subsidies enabling affordable housing developers to capture greater
8 subsidies for projects in the Plan Area.

9 E. Sharing the Burden. As detailed above, new development in the Plan Area will
10 clearly generate new infrastructure demands.

11 To fund such community infrastructure and amenities, new development in the district
12 shall be assessed development impact fees proportionate to the increased demand for such
13 infrastructure and amenities. The City will use the proceeds of the fee to build new
14 infrastructure and enhance existing infrastructure, as described in preceding sections. A
15 Community Improvements Impact Fee shall be established for the Van Ness and Market
16 Downtown Residential Special Use District (VNMDR-SUD), and the Neighborhood
17 Commercial Transit (NCT) and Residential Transit Oriented (RTO) Districts as set forth
18 herein.

19 Many counties, cities and towns have one standardized impact fee schedule that
20 covers the entire municipality. Although this type of impact fee structure works well for some
21 types of infrastructure, such as affordable housing and basic transportation needs, it cannot
22 account for the specific improvements needed in a neighborhood to accommodate specific
23 growth. A localized impact fee gives currency to the community planning process and
24 encourages a strong nexus between development and infrastructure improvements.
25

1 Development impact fees are an effective approach to achieve neighborhood
2 mitigations and associate the costs with new residents, workers, and a new kind of
3 development. The proposed Market and Octavia Community Improvements Impact Fee would
4 be dedicated to infrastructure improvements in the Plan Area, directing benefits of the fund
5 clearly to those who pay into the fund, by providing necessary infrastructure improvements,
6 needed to serve new development. The net increases in individual property values in these
7 areas due to the enhanced neighborhood amenities financed with the proceeds of the fee are
8 expected to exceed the payments of fees by project sponsors.

9 The fee rate has been calculated by the Planning Department based on accepted
10 professional methods for the calculation of such fees. The Market and Octavia Community
11 Improvements Program Document contains a full discussion of impact fee calculation. Cost
12 estimates are based on an assessment of the potential cost to the City of providing the
13 specific improvements described in the Market and Octavia Plan Area. The *Planning*
14 Department assigned a weighted value to new construction based on projected population
15 increases in relation to the total population.

16 The proposed fee would cover less than 80% of the estimated costs of the community
17 improvements calculated as necessary to mitigate the impacts of new development. By
18 charging developers less than the maximum amount of the justified impact fee, the City avoids
19 any need to refund money to developers if the fees collected exceed costs. The proposed
20 fees only cover impacts caused by new development and are not intended to remedy existing
21 deficiencies; those costs will be paid for by public, community, and other private sources.

22 The Market and Octavia community improvements program relies on public, private,
23 and community capital. Since 2000, when the Market and Octavia planning process was
24 initiated, the area has seen upwards of \$100 million in public investment, including the
25 development of Octavia Boulevard, the new Central freeway ramp, Patricia's Green in Hayes

1 Valley and related projects. Additionally private entities have invested in the area by improving
2 private property and creating new commercial establishments. Community members have
3 invested by creating a Community Benefits District in the adjacent Castro neighborhood,
4 organizing design competitions, and lobbying for community programming such as a rotating
5 arts program on Patricia's Green in Hayes Valley. Project sponsor contributions to the Market
6 and Octavia Community Improvements Fund will help leverage additional public and
7 community investment.

8 As a result of this new development, projected to occur over a 20-year period, property
9 tax revenue is projected to increase by as much as \$28 million annually when projected
10 housing production is complete. Sixteen million dollars of this new revenue will be diverted
11 directly to San Francisco (see the Market and Octavia Community Improvements Program
12 Document for a complete discussion of increased property tax revenue). These revenues will
13 fund improvements and expansions to general City services, including police, fire, emergency,
14 and other services needed to partially meet increased demand associated with new
15 development. New development's local impact on community infrastructure will be greater in
16 the Market and Octavia Plan Area, relative to those typically funded by City government
17 through property tax revenues. Increased property taxes will contribute to continued
18 maintenance and service delivery of new infrastructure and amenities. The City should pursue
19 ~~state~~ state enabling legislation that directs growth related increases in property tax directly to the
20 neighborhood where growth is happening, similar to the redevelopment agencies' Tax
21 Increment Financing tool. If such a revenue dedication tool does become available, the
22 Planning Department should pursue an ordinance to adopt and apply a tax increment district
23 to the Market and Octavia Plan Area even if the Plan is already adopted by the Board of
24 Supervisors and in effect. The relative cost of capital improvements, along with the reduced
25 role of State and Federal funding sources, increases the necessity for development impact

1 fees to cover these costs. Residential and commercial impact fees are one of the many
2 revenue sources necessary to mitigate the impacts of new development in the Market and
3 Octavia Plan Area.

4 SEC. ~~421.2~~ 326.2. DEFINITIONS.

5 *In addition to the definitions set forth in Section 401 of this Article, ~~the~~ The following*
6 *definitions shall govern interpretation of Section 421.1 et seq. ~~this ordinance:~~*

7 (a) Definitions from Section ~~418.2~~ 318.2 shall apply unless otherwise noted in this
8 Section.

9 (b) "Community facilities" shall mean all uses as defined under Section 209.4(a) and
10 209.3(d) of this Code.

11 ~~(c) "Commercial use" shall mean any structure or portion thereof intended for occupancy by~~
12 ~~retail or office uses that qualify as an accessory use, as defined and regulated in Sections 204 through~~
13 ~~204.5.~~

14 ~~(d) "Commercial development project" shall mean any new construction, addition, extension,~~
15 ~~conversion or enlargement, or combination thereof, of an existing structure which includes any~~
16 ~~occupied floor area of commercial use; provided, however, that for projects that solely comprise an~~
17 ~~addition to an existing structure which would add occupied floor area in an amount less than 20~~
18 ~~percent of the occupied floor area of the existing structure, the provisions of this Section shall only~~
19 ~~apply to the new occupied square footage.~~

20 ~~(c) (e)~~ "In-Kind Agreement." shall mean ~~a~~An agreement acceptable in form and
21 substance to the City Attorney and the Director of Planning between a project sponsor and the
22 Planning Commission subject to the approval of the *Planning* Commission in its sole discretion
23 to provide a specific set of community improvements, at a specific phase of construction, in
24 lieu of contribution to the Market and Octavia Community Improvement Fund. The In-Kind
25 Agreement shall also mandate a covenant of the project sponsor to reimburse all City

1 agencies for their administrative and staff costs in negotiating, drafting, and monitoring
2 compliance with the In-Kind Agreement. The City also shall require the project sponsor to
3 provide a letter of credit or other instrument, acceptable in form and substance to the Planning
4 Department and the City Attorney, to secure the City's right to receive payment as described
5 in the preceding sentence.

6 ~~(d)~~ ~~(f)~~ "Net addition of occupiable square feet of commercial use." ~~shall mean~~
7 ~~Occupied~~ floor area, as defined in Section 102.10 of this Code, to be occupied by or primarily
8 serving, non-residential use excluding common areas such as hallways, maintenance facilities
9 and lobbies, less the occupied floor area in any structure demolished or rehabilitated as part
10 of the proposed commercial development project which occupied floor area was used
11 primarily and continuously for commercial use and was not accessory to any use other than
12 residential use for at least five years prior to Planning Department approval of the residential
13 development project subject to this Section, or for the life of the structure demolished or
14 rehabilitated, whichever is shorter.

15 ~~(e)~~ ~~(g)~~ "Program." ~~shall mean~~ ~~The~~ Market and Octavia Community Improvements as
16 described in the Market and Octavia Community Improvements Program Document.

17 ~~(f)~~ ~~(h)~~ "Program Area." ~~shall mean~~ ~~The~~ Market and Octavia Plan Area in Map 1 (Land
18 Use Plan) of the Market and Octavia Area Plan of the San Francisco General Plan, which
19 includes those districts zoned RTO, NCT, or any neighborhood specific NCT, a few parcels
20 zoned RH-1 or RH-2, and those parcels within the Van Ness and Market Downtown
21 Residential Special Use District (VMDRSUD).

22 ~~(g)~~ ~~(i)~~ "Waiver Agreement." ~~means a~~ ~~An~~ agreement acceptable in form and substance to
23 the Planning Department and the City Attorney, under which the City agrees to waive all or a
24 portion of the Community Improvements Impact Fee, conditioned upon the project sponsor's
25 covenant to make a good faith effort to secure the formation of a Community Facilities (Mello-

1 Roos) District, if such a district has not already been successfully formed, and in any event to
2 take all steps necessary to support the construction of a portion of the improvements
3 described in Sections ~~421.5~~ ~~326.6~~ (the "CFD Improvements") using the proceeds of one or
4 more series of special tax bonds or moneys otherwise made available by such a district ("CFD
5 Funds"). Such agreement shall include a specific description of the CFD Improvements and a
6 specific date for the commencement of such improvements. Such agreement shall also
7 provide that the project sponsor shall pay the full amount of the waived Community
8 Improvements Impact Fee plus interest in the event that CFD Funds are not received in
9 amounts necessary to commence construction of the CFD Improvements on the stated
10 commencement date listed in the Waiver Agreement. The City also shall require the project
11 sponsor to provide a letter of credit or other instrument, acceptable in form and substance to
12 the Planning Department and the City Attorney, to secure the City's right to receive payment
13 as described in the preceding sentence.

14 ~~(h)~~ ~~(j)~~ "Residential Space Subject to the Community Improvement Impact Fee." *means*
15 ~~e~~Each net addition of occupiable square feet within the Program Area which results in an
16 additional residential unit or contributes to a 20 percent increase of residential space from the
17 time that this ordinance is adopted within the Market and Octavia Community Improvements
18 Fund.

19 ~~(i)~~ ~~(k)~~ "Commercial Space Subject to the Community Improvement Impact Fee." *means*
20 ~~f~~For each net addition of occupiable square feet within the Program Area which results in an
21 additional commercial unit or any increased commercial capacity that is beyond 20 percent of
22 the non-residential capacity at the time that Section 421.1 et seq. ~~this ordinance~~ is adopted.

23 SEC. ~~421.3~~ ~~326.3~~. APPLICATION OF COMMUNITY IMPROVEMENT IMPACT FEE.

24 (a) Application. Section 421.1 et seq. shall apply to any development project located in the
25 Program Area, which ~~Program Area. The Market and Octavia Community Improvements~~

1 *Neighborhood Program is hereby established and shall be implemented through district-specific*
2 *community improvements funds which apply to the following areas: The Program Area* includes
3 properties identified as part of the Market and Octavia Plan Area in Map 1 (Land Use Plan) of
4 the Market and Octavia Area Plan of the San Francisco General Plan.

5 (b) Amount of Market and Octavia Community Improvements Impact Fees; Timing of
6 Payment. The sponsor shall pay ~~to the Treasurer~~ Market and Octavia Community Improvements
7 Impact Fees of the following amounts:

8 (1) Unless a Waiver Agreement has been executed, Pprior to the issuance by DBI of the
9 first construction document site or building permit for a residential development project, or
10 residential component of a mixed use project within the Program Area, a \$10.00 Community
11 Improvement Impact Fee in the Market and Octavia Plan Area, as described in (a) above, for
12 the Market and Octavia Community Improvements Fund, for each net addition of occupiable
13 square feet which results in an additional residential unit or contributes to a 20 percent
14 increase of residential space from the time that Section 421.1 et seq. this ordinance is adopted.

15 (2) Unless a Waiver Agreement has been executed, Pprior to the issuance by DBI of the
16 first construction document site or building permit for a commercial development project, or
17 commercial component of a mixed use project within the Program Area, a \$4.00 Community
18 Improvement Impact Fee in the Market and Octavia Plan Area, as described in (a) above, for
19 the Market and Octavia Community Improvements Fund for each net addition of occupiable
20 square feet which results in an additional commercial capacity that is beyond 20 percent of
21 the non-residential capacity at the time that Section 421.1 et seq. this ordinance is adopted.

22 ~~(c) Upon request of the sponsor and upon payment of the Community Improvements Impact~~
23 ~~Fee in full to the Treasurer, the execution of a Waiver Agreement or In-Kind Agreement approved as~~
24 ~~described herein, the Treasurer shall issue a certification that the obligations of this section of the~~
25 ~~Planning Code have been met. The sponsor shall present such certification to the Planning Department~~

1 ~~and DBI prior to the issuance by DBI of the first site or building permit for the development project.~~
2 ~~DBI shall not issue the site or building permit without the Treasurer's certification. Any failure of the~~
3 ~~Treasurer, DBI, or the Planning Department to give any notice under this Section shall not relieve a~~
4 ~~sponsor from compliance with this Section. Where DBI inadvertently issues a site or building permit~~
5 ~~without payment of the fee, Planning and DBI shall not issue any further permits or a certificate of~~
6 ~~occupancy for the project without notification from the Treasurer that the fees required by this Section~~
7 ~~have been paid or otherwise satisfied. The procedure set forth in this Subsection is not intended to~~
8 ~~preclude enforcement of the provisions of this Section under any other section of this Code, or other~~
9 ~~authority under the laws of the State of California.~~

10 ~~(c) (d)~~ Fee Adjustments.

11 (1) Inflation Adjustments. The Planning Commission may adjust the amount of the
12 development impact fees set forth in the annual fee adjustments on an annual basis before
13 the annual budget is approved. The Market and Octavia Community Improvements Impact
14 Fee adjustments should be based on the following factors: (a) the percentage increase or
15 decrease in the cost to acquire real property for public park and open space use in the area
16 and (b) the percentage increase or decrease in the construction cost of providing these and
17 other improvements listed in Section ~~421.1(E)~~ § ~~326.1(E)(a)~~. Fluctuations in the construction
18 market can be gauged by indexes such as the Engineering News Record or a like index.
19 Revision of the fee should be done in coordination with revision to other like fees, such as
20 those detailed in Sections 247, ~~414 313~~, ~~414 314~~, ~~415 315~~, ~~418 318~~, and ~~419 319~~ of ~~this the~~
21 ~~Planning~~ Code. The Planning Department shall provide notice of any fee adjustment including
22 the formula used to calculate the adjustment, on its website and to any interested party who
23 has requested such notice at least 30 days prior to the adjustment taking effect.

24 (2) Program Adjustments. Upon Planning Commission and Board approval
25 adjustments may be made to the fee to reflect changes to (a) the list of planned community

1 improvements listed in Section 421.1(D) § 326.1(D); (b) re-evaluation of the nexus based on
2 new conditions; or (c) further planning work which recommends a change in the scope of the
3 community improvements program. Changes may not be made to mitigate temporary market
4 conditions. Notwithstanding the foregoing, it is the intent of the Board of Supervisors that it is
5 not committing to the implementation of any particular project at this time and changes to,
6 additions, and substitutions of individual projects listed in the related program document can
7 be made without adjustment to the fee rate or Section 421.1 et seq. ~~this ordinance~~ as those
8 individual projects are placeholders that require further public deliberation and environmental
9 review.

10 (3) Unless and until an adjustment has been made, the schedule set forth in this
11 ordinance shall be deemed to be the current and appropriate schedule of development impact
12 fees.

13 (d) (e) Option for In-Kind Provision of Community Improvements and Fee Credits. The
14 Planning Commission may reduce the Market and Octavia Community Improvements Impact
15 Fee ~~described in (b) above~~ owed for specific development projects proposals in cases where a
16 project sponsor has entered into an In-Kind Agreement with the City to provide In-Kind
17 improvements in the form of streetscaping, sidewalk widening, neighborhood open space,
18 community center, and other improvements that result in new public infrastructure and
19 facilities described in Section 421.1(E)(a) 326.1(E)(a) or similar substitutes. For the purposes of
20 calculating the total value of In-Kind community improvements, the project sponsor shall
21 provide the Planning Department with a cost estimate for the proposed In-Kind community
22 improvements from two independent contractors or, if relevant, real estate appraisers. If the
23 City has completed a detailed site specific cost estimate for a planned community
24 improvement this may serve as one of the cost estimates, required by this clause; if such an
25 estimate is used it must be indexed to current cost of construction. Based on these estimates,

1 the Director ~~of Planning~~ shall determine their appropriate value and the ~~Planning~~ Commission
2 may reduce the Community Improvements Impact Fee assessed to that project proportionally.
3 Approved In-Kind improvements should generally respond to priorities of the community, or
4 fall within the guidelines of approved procedures for prioritizing projects in the Market and
5 Octavia Community Improvements Program. Open space or streetscape improvements,
6 including off-site improvements per the provisions of this Special Use District, proposed to
7 satisfy the usable open space requirements of Section 135 and 138 of this Code are not
8 eligible for credit toward the contribution as In-Kind improvements. No credit toward the
9 contribution may be made for land value unless ownership of the land is transferred to the City
10 or a permanent public easement is granted, the acceptance of which is at the sole discretion
11 of the City. A permanent easement shall be valued at no more than 50% of appraised fee
12 simple land value, and may be valued at a lower percentage as determined by the Director of
13 Planning in ~~its~~ his or her sole discretion. Any proposal for contribution of property for public
14 open space use shall follow the procedures of Subsection (6)(D) below. The ~~Planning~~
15 Commission may reject In-Kind improvements if they do not fit with the priorities identified in
16 the plan, by the Interagency Plan Implementation Committee (see Section 36 of the
17 Administrative Code), the Market and Octavia Citizens Advisory Committee (Section 341.5) or
18 other prioritization processes related to Market and Octavia Community Improvements
19 Programming.

20 ~~(e)~~ ~~(f)~~ Option for Provision of Community Improvements via a Community Facilities
21 (Mello-Roos) District. The Planning Commission may waive the Community Improvements
22 Impact Fee described in Section 421.3(b) ~~326.3(b)~~ above, either in whole or in part, for specific
23 development proposals in cases where one or more project sponsors have entered into a
24 Waiver Agreement with the City approved by the Board of Supervisors. Such waiver shall not
25 exceed the value of the improvements to be provided through the Mello Roos district. In

1 consideration of a Mello-Roos waiver agreement, the Board of Supervisors shall consider
2 whether provision of Community Improvements through a Community Facilities (Mello-Roos)
3 District will restrict funds in ways that will limit the City's ability to provide community amenities
4 according to the established community priorities detailed in the Market and Octavia Area
5 Plan, or to further amendments. The Board of Supervisors shall have the opportunity to
6 comment on the structure of bonds issued for Mello Roos Districts. The Board of Supervisors
7 may decline to enter into a Waiver Agreement if the establishment of a Mello Roos district
8 does not serve the City or Area Plan's objectives related to Market and Octavia Community
9 Improvements and general balance of revenue streams.

10 ~~(f)~~ ~~(g)~~ Applicants who provide community improvements through a Community
11 Facilities (Mello Roos) District or an In-Kind development will be responsible for all additional
12 time and materials costs including, Planning Department staff, City Attorney time, and other
13 costs necessary to administer the alternative to the direct payment of the fee. These costs
14 shall be paid in addition to the community improvements obligation and billed no later than
15 expenditure of bond funds on approved projects for Districts or promptly following satisfaction
16 of the In-Kind Agreement. The *Planning* Department may designate a base fee for the
17 establishment of a Mello Roos District, that project sponsors would be obliged to pay before
18 the district is established. The base fee should cover basic costs associated with establishing
19 a district but may not account for all expenses, a minimum estimate of the base fee will be
20 published annually by the *Planning* Department.

21 ~~(h) Waiver or Reduction:~~

22 ~~(I) Waiver or Reduction Based on Absence of Reasonable Relationship.~~

23 ~~(A) A project applicant of any project subject to the requirements in this Section may appeal to~~
24 ~~the Board of Supervisors for a reduction, adjustment, or waiver of the requirements based upon the~~
25 ~~absence of any reasonable relationship or nexus between the impact of development and the amount of~~

1 *the fee charged or for the reasons set forth in subsection (3) below, a project applicant may request a*
2 *waiver from the Board of Supervisors.*

3 *(B) Any appeal of waiver requests under this clause shall be made in writing and filed with the*
4 *Clerk of the Board no later than 15 days after the date the sponsor is required to pay to the Treasurer*
5 *the fee as required in Section 326.3(b). The appeal shall set forth in detail the factual and legal basis*
6 *for the claim of waiver, reduction, or adjustment. The Board of Supervisors shall consider the appeal at*
7 *the hearing within 60 days after the filing of the appeal. The appellant shall bear the burden of*
8 *presenting substantial evidence to support the appeal, including comparable technical information to*
9 *support appellant's position. The decision of the Board shall be by a simple majority vote and shall be*
10 *final. If a reduction, adjustment, or waiver is granted, any change of use or scope of the project shall*
11 *invalidate the waiver, adjustment, or reduction of the fee. If the Board grants a reduction, adjustment*
12 *or waiver, the Clerk of the Board shall promptly transmit the nature and extent of the reduction,*
13 *adjustment or waiver to the Treasurer and Planning Department.*

14 *(2) Waiver or Reduction, Based on Housing Affordability or Duplication of Fees. This section*
15 *details waivers and reductions available by right for project sponsors that fulfill the requirements*
16 *below. The Planning Department shall publish an annual schedule of specific values for waivers and*
17 *reductions available under this clause. Planning Department staff shall apply these waivers based on*
18 *the most recent schedule published at the time that fee payment is made.*

19 *(A) A project applicant subject to the requirements of this Section who has received an*
20 *approved building permit, conditional use permit or similar discretionary approval and who submits a*
21 *new or revised building permit, conditional use permit or similar discretionary approval for the same*
22 *property shall be granted a reduction, adjustment or waiver of the requirements of Section of the*
23 *Planning Code with respect to the square footage of construction previously approved.*

24 *(B) The Planning Commission shall give special consideration to offering reductions or*
25 *waivers of the impact fee to housing projects on the grounds of affordability in cases in which the State*

1 ~~of California, the Federal Government, the Mayor's Office of Housing, the San Francisco~~
2 ~~Redevelopment Agency, or other public subsidies target new housing for households at or below 50% of~~
3 ~~the Area Median Income as published by HUD. This waiver clause intends to provide a local 'match'~~
4 ~~for these deeply subsidized units and should be considered as such by relevant agencies. Specifically~~
5 ~~these units may be rental or ownership opportunities but they must be subsidized in a manner which~~
6 ~~maintains their affordability for a term no less than 55 years. Project sponsors must demonstrate to the~~
7 ~~Planning Department staff that a governmental agency will be enforcing the term of affordability and~~
8 ~~reviewing performance and service plans as necessary, usually this takes the form of a deed restriction.~~
9 ~~Projects that meet the requirements of this clause are eligible for a 100 percent fee reduction until an~~
10 ~~alternative fee schedule is published by the Planning Department. Ideally some contribution will be~~
11 ~~made to the Market and Octavia Community Improvement Program, as these units will place an equal~~
12 ~~demand on community improvements infrastructure. This waiver clause shall not be applied to units~~
13 ~~built as part of a developer's efforts to meet the requirements of the Inclusionary Affordable Housing~~
14 ~~Program, and Section 315.~~

15 ~~(C) The City shall make every effort not to assess duplicative fees on new development. This~~
16 ~~section discusses the method to determine the appropriate reduction amount for known possible~~
17 ~~conflicts. In general project sponsors are only eligible for fee waivers under this clause if a~~
18 ~~contribution to another fee program would result in a duplication of charges for a particular type of~~
19 ~~community infrastructure. Therefore applicants may only receive a waiver for the portion of the Market~~
20 ~~and Octavia Community Improvements Fund that addresses that infrastructure type. Refer to Table 2~~
21 ~~for fee composition by infrastructure type. The Planning Department shall publish a schedule annually~~
22 ~~of all known opportunities for waivers and reductions under this clause, including the specific rate.~~
23 ~~Requirements under Section 135 and 138 do not qualify for waiver or reductions. Should future fees~~
24 ~~pose a duplicative charge, such as a Citywide open space or childcare fee, the same methodology shall~~
25 ~~apply and the Planning Department shall update the schedule of waivers or reductions accordingly.~~

1 *Additionally the City should work to ensure that fees levied on development in the Plan Area through*
 2 *other fee programs should be targeted towards improvements identified through the Market and*
 3 *Octavia Plan, especially fees that allow project sponsors to obtain a waiver from the Market and*
 4 *Octavia Community Improvement's Fund.*

5 (i)

6 Table 2. Breakdown of Market and Octavia Community Improvements Fee by
 7 Infrastructure Type.

8 Components of Proposed Impact Fee

9

10 --	Residential	Commercial
11 Greening	34.1%	50.2%
12 Parks	8.2%	13.8%
13 Park	tbd	tbd
14 Improvements		
15 Vehicle	0.4%	0.4%
16 Pedestrian	6.9%	6.2%
17 Transportation	22.2%	20.1%
18 Transit User	tbd	tbd
19 Infrastructure		
20 Bicycle	0.5%	0.4%
21 Childcare	8.3%	0.0%
22 Library	0.9%	0.0%

23
24
25

1	Materials		
2	Recreational Facilities	13.1%	0.0%
3	Future Studies	0.2%	.4%
4	Program Administration	5.1%	8.6%

6 (ii) Applicants that are subject to the downtown parks fee, Section 139, can reduce
7 their contribution to the Market and Octavia Community Improvements Fund by one dollar for
8 every dollar that they contribute to the downtown parks fund, the total fee waiver or reduction
9 granted through this clause shall not exceed 8.2 percent of calculated contribution for
10 residential development or 13.8 percent for commercial development.

11 SEC. 421.4. IMPOSITION OF COMMUNITY IMPROVEMENT IMPACT FEE.

12 (a) Determination of Requirements. The Department shall determine the applicability of
13 Section 421.1 et seq. to any development project requiring a building or site permit and, if Section
14 421.1 is applicable, the number of gross square feet of each type of space subject to its requirements,
15 and shall impose these requirements as a condition of approval for issuance of the building or site
16 permit for the project to mitigate the development impacts. The project sponsor shall supply any
17 information necessary to assist the Department in this determination.

18 (b) Notice to Development Fee Collection Unit of Requirements. After the Department has
19 made its final determination of the net addition of gross square feet of each type of space subject to
20 Section 421.1 et seq., it shall immediately notify the Development Fee Collection Unit at DBI of its
21 determination in addition to the other information required by Section 402(b) of this Article.

22 (c) Sponsor's Choice to Fulfill Requirements. Prior to issuance of a building or site permit
23 for a development project subject to the requirements of Section 421.1 et seq., the sponsor shall elect
24 an option under Section 421.3 to fulfill the requirements of Section 421.1 et seq. and notify the
25 Department of their choice.

1 (d) Department's Notice to Development Fee Collection Unit of Sponsor's Choice. After the
2 project sponsor has notified the Department of the choice to fulfill the requirements of Section 421.1 et
3 seq., the Department shall immediately notify the Development Fee Collection Unit at DBI of the
4 project sponsor's choice.

5 (e) Development Fee Collection Unit Notice to Department Prior to Issuance of the First
6 Certificate of Occupancy. The Development Fee Collection Unit at DBI shall provide notice in writing
7 or electronically to the Department prior to issuing the first certificate of occupancy for any
8 development project subject to Section 421.1 et seq. that has elected to fulfill all or part of the
9 requirement with an option other than payment of a fee. If the Department notifies the Unit at such
10 time that the sponsor has not satisfied the requirements, the Director of DBI shall deny any and all
11 certificates of occupancy until the subject project is brought into compliance with the requirements of
12 Section 421.1 et seq.

13 (f) In the event that the Department or the Commission takes action affecting any
14 development project subject to Section 421.1 et seq. and such action is subsequently modified,
15 superseded, vacated, or reversed by the Department or the Commission, Board of Appeals, the Board
16 of Supervisors, or by court action, the procedures of Section 402(c) shall be followed.

17 SEC. ~~421.5~~ 326.4. LIEN PROCEEDINGS.

18 ~~(a) If, for any reason, the fee imposed by Section 421.1 et seq. remains unpaid following~~
19 issuance of the certificate of occupancy, the Development Fee Collection Unit at DBI shall institute lien
20 proceedings to make the entire unpaid balance of the fee, plus interest and any deferral surcharge. A
21 sponsor's failure to comply with the requirements of Sections 326.3, shall constitute cause for the City
22 to record a lien against all parcels used for the development project in accordance with Section
23 408 of this Article and Section 107A.13.15 of the San Francisco Building Code in the sum of the fees
24 required under this ordinance. The fee required by 326.3(b) of this ordinance is due and payable to the
25 Treasurer prior to issuance of the first building or site permit for the development project unless a

1 ~~Waiver Agreement has been executed. If, for any reason, the fee remains unpaid following issuance of~~
2 ~~the permit and no Waiver Agreement has been executed, any amount due shall accrue interest at the~~
3 ~~rate of one and one-half percent per month, or fraction thereof, from the date of issuance of the permit~~
4 ~~until the date of final payment.~~

5 ~~(b) If, for any reason, the fee imposed pursuant to this ordinance remains unpaid following~~
6 ~~issuance of the permit, the Treasurer shall initiate proceedings in accordance with Article XX of~~
7 ~~Chapter 10 of the San Francisco Administrative Code to make the entire unpaid balance of the fee,~~
8 ~~including interest, a lien against all parcels used for the housing development project and shall send all~~
9 ~~notices required by that Article to the owner of the property as well as the sponsor. The Treasurer shall~~
10 ~~also prepare a preliminary report notifying the sponsor of a hearing to confirm such report by the~~
11 ~~Board of Supervisors at least 10 days before the date of the hearing. The report to the sponsor shall~~
12 ~~contain the sponsor's name, a description of the sponsor's housing development project, a description~~
13 ~~of the parcels of real property to be encumbered as set forth in the Assessor's Map Books for the~~
14 ~~current year, a description of the alleged violation of this ordinance, and shall fix a time, date, and~~
15 ~~place for hearing. The Treasurer shall cause this report to be mailed to the sponsor and each owner of~~
16 ~~record of the parcels of real property subject to lien. Except for the release of lien recording fees~~
17 ~~authorized by Administrative Code Section 10.237, all sums collected by the Tax Collector pursuant to~~
18 ~~this ordinance shall be held in trust by the Treasurer and deposited in the Market and Octavia~~
19 ~~Community Improvements Fund established in Section 326.6.~~

20 ~~(c) Any notice required to be given to a sponsor or owner shall be sufficiently given or served~~
21 ~~upon the sponsor or owner for all purposes hereunder if personally served upon the sponsor or owner~~
22 ~~or if deposited, postage prepaid, in a post office letterbox addressed in the name of the sponsor or~~
23 ~~owner at the official address of the sponsor or owner maintained by the Tax Collector for the mailing~~
24 ~~of tax bills or, if no such address is available, to the sponsor at the address of the housing development~~
25 ~~project, and to the applicant for the site or building permit at the address on the permit application.~~

1 ~~SEC. 326.5. COMMUNITY IMPROVEMENTS IMPACT FEE REFUND WHEN BUILDING~~
2 ~~PERMIT EXPIRES PRIOR TO COMPLETION OF WORK AND COMMENCEMENT OF~~
3 ~~OCCUPANCY.~~

4 ~~In the event a building permit expires prior to completion of the work on and commencement of~~
5 ~~occupancy of a residential or commercial development project so that it will be necessary to obtain a~~
6 ~~new permit to carry out any development, the obligation to comply with this ordinance shall be~~
7 ~~cancelled, and any Community Improvements Impact Fee previously paid to the Treasurer shall be~~
8 ~~refunded. If and when the sponsor applies for a new permit, the procedures set forth in this ordinance~~
9 ~~regarding payment of the Community Improvements Impact Fee shall be followed.~~

10 SEC. ~~421.6~~ 326.6. MARKET AND OCTAVIA COMMUNITY IMPROVEMENTS FUND.

11 (a) There is hereby established a separate fund set aside for a special purpose
12 entitled the Market and Octavia Community Improvements Fund ("Fund"). All monies
13 collected by ~~DBI the Treasurer~~ pursuant to Section ~~421.3(b)~~ 326.3(b) shall be deposited in a
14 special fund maintained by the Controller. The receipts in the Fund to be used solely to fund
15 community improvements subject to the conditions of this Section.

16 (b) The Fund shall be administered by the Board of Supervisors.

17 (1) All monies deposited in the Fund shall be used to design, engineer, acquire, and
18 develop and improve neighborhood open spaces, pedestrian and streetscape improvements,
19 community facilities, childcare facilities, and other improvements that result in new publicly-
20 accessible facilities and related resources within the Market and Octavia Plan Area or within
21 250 feet of the Plan Area. Funds may be used for childcare facilities that are not publicly
22 owned or "publicly-accessible". Funds generated for 'library resources' should be used for
23 materials at the Main Library, the Eureka Valley Library, or other library facilities that directly
24 service Market and Octavia Residents. Funds may be used for additional studies and fund
25 administration as detailed in the Market and Octavia Community Improvements Program

1 Document. These improvements shall be consistent with the Market and Octavia Civic Streets
2 and Open Space System as described in Map 4 of the Market and Octavia Area Plan of the
3 General Plan, and any Market and Octavia Improvements Plan. Monies from the Fund may be
4 used by the Planning Commission to commission economic analyses for the purpose of
5 revising the fee pursuant to Section 421.3(c) ~~326.3(d)~~ above, to complete an updated nexus
6 study to demonstrate the relationship between development and the need for public facilities if
7 this is deemed necessary.

8 (2) No portion of the Fund may be used, by way of loan or otherwise, to pay any
9 administrative, general overhead, or similar expense of any public entity, except for the
10 purposes of administering this fund. Administration of this fund includes time and materials
11 associated with reporting requirements, facilitating the Market and Octavia Citizens Advisory
12 Committee meetings, and maintenance of the fund. Total expenses associated with
13 administration of the fund shall not exceed the proportion calculated in Table 2 ~~3~~ (above). All
14 interest earned on this account shall be credited to the Market and Octavia Community
15 Improvements Fund.

16 (c) With full participation by the Planning Department and related implementing
17 agencies the Controller's Office shall file an annual report with the Board of Supervisors
18 beginning 180 days after the last day of the fiscal year of the effective date of Section 421.1 et
19 seq. this ordinance, which shall include the following elements: (1) a description of the type of
20 fee in each account or fund; (2) Amount of the fee; (3) Beginning and ending balance of the
21 accounts or funds including any bond funds held by an outside trustee; (4) Amount of fees
22 collected and interest earned; (5) Identification of each public improvement on which fees or
23 bond funds were expended and amount of each expenditure; (6) An identification of the
24 approximate date by which the construction of public improvements will commence; (7) A
25 description of any inter-fund transfer or loan and the public improvement on which the

1 transferred funds will be expended; and (8) Amount of refunds made and any allocations of
2 unexpended fees that are not refunded.

3 ~~Every fifth fiscal year following the first deposit into the account the following account~~
4 ~~reporting shall be made by the Controller's office in coordination with the Planning Department: (1)~~
5 ~~Purpose to which the fee is to be put; (2) Demonstrate a reasonable relationship between the fee and~~
6 ~~the purpose for which it is charged; (3) Identify all sources and amounts of funding anticipated to~~
7 ~~complete financing in incomplete improvements identified in this ordinance and subsequent reporting;~~
8 ~~and (4) Designate the approximate dates on which the funding referred to above (3) is expected to be~~
9 ~~deposited into the appropriate account or fund. The reporting requirements detailed in this section~~
10 ~~refer to the current requirements under AB1600; and are detailed here to insure that this fund fulfills~~
11 ~~all legal obligations as detailed by the State of California. Any amendments to AB1600 automatically~~
12 ~~apply to the reporting requirements of this ordinance and the ordinance should be amended~~
13 ~~accordingly.~~

14 (d) A public hearing shall be held by *both* the Recreation and Parks Commission~~s~~ to
15 elicit public comment on proposals for the acquisition of property using monies in the Fund in
16 the Fund or through agreements for In-Kind or Community Facilities (Mello-Roos) District that
17 will ultimately be maintained by the Department of Recreation and Parks. Notice of public
18 hearings shall be published in an official newspaper at least 20 days prior to the date of the
19 hearing, which notice shall set forth the time, place, and purpose of the hearing. The Parks
20 Commission~~s~~ may vote to recommend to the Board of Supervisors that it appropriate money
21 from the Fund for acquisition of property for park use and for development of property
22 acquired for park use.

23 (e) The Planning Commission shall work with other City agencies and commissions,
24 specifically the Department of Recreation and Parks, DPW ~~Department of Public Works~~, and the
25 Metropolitan Transportation Agency, to develop agreements related to the administration of

1 the improvements to existing and development of new public facilities within public rights-of-
2 way or on any acquired property designed for park use, using such monies as have been
3 allocated for that purpose at a hearing of the Board of Supervisors.

4 (f) The Director of Planning shall have the authority to prescribe rules and regulations
5 governing the Fund, which are consistent with this ordinance. The Director *of Planning* shall
6 make recommendations to the Board regarding allocation of funds.

7 SEC. ~~421.7~~ 326.7. DIRECTOR OF PLANNING'S EVALUATION AND STUDY

8 The Planning Department shall fulfill all relevant evaluation, reporting and study
9 requirements to insure that the fee program remains up to date. These requirements include
10 those outlined in Section ~~421.6(c)~~ 326.6(e), 341.2, and 341.3 of *this the Planning* Code, and
11 Section 36.4 of the Administrative Code. Fulfillment of these reporting requirements shall be
12 coordinated to minimize staff time. Funds to fulfill these requirements should be considered
13 monitoring and program administration.

14 SEC. ~~422 formerly Section~~ 331. BALBOA PARK COMMUNITY IMPROVEMENTS
15 FUND.

16 Sections ~~422.1 through 422.6~~ 331 to 331.6, *hereafter referred to as Section 422.1 et seq.*, set
17 forth the requirements and procedures for the Balboa Park Community Improvements Fund.

18 SEC. ~~422.1~~ 331.1. FINDINGS.

19 A. ~~(a)~~ New Residential and Non-Residential Uses. The Balboa Park Station Area Plan
20 is a part of the Better Neighborhoods Program that recognizes population growth is beneficial
21 in neighborhoods well-served by transit. As such, the Balboa Park Area Plan aims to
22 strengthen neighborhood character, the neighborhood commercial district, and transit by
23 increasing the housing and retail capacity in the area. This project goal will also help to meet
24 ABAG's projected demand to provide housing in the Bay Area by encouraging the
25 construction of higher density housing. The Balboa Park Plan Area can better accommodate

1 this growth because of its easy access to public transit, proximity to downtown, convenience
2 of neighborhood shops to meet daily needs, and the availability of development opportunity
3 sites. San Francisco's land constraints limit new housing construction to areas of the City not
4 previously designated as residential areas, infill sites, or areas that can absorb increased
5 density. The Balboa Park Plan Area presents an opportunity to both absorb increased density
6 and provide infill development within easy walking distance to transit while maintaining
7 neighborhood character. The Better Neighborhoods Program also calls for strong
8 neighborhood commercial cores and a transit-oriented neighborhood requires a full range of
9 neighborhood serving businesses. The Plan builds on existing neighborhood character and
10 establishes new standards for amenities necessary for a transit-oriented neighborhood.

11 B. (b) Need for Public Improvements to Accompany New Uses. The amendments to
12 the General Plan, Planning Code, and Zoning Maps that correspond to Section 422.1 et seq. ~~this~~
13 ordinance will permit an increased amount of new housing and other uses, as noted above.
14 The Planning Department anticipates an increase of at least 1,780 new housing units within
15 the next 20 years, and over 225 new jobs, as described in the Balboa Park Station Area Plan
16 Draft Environmental Impact Report and the Community Improvements Program. This new
17 development will have an impact on the Plan Area's neighborhood infrastructure. New
18 development will generate needs for street improvements, transit improvements, and
19 community facilities and services improvements. As described in the Balboa Park Community
20 Improvements Program, on file with the Clerk of the Board in File No. 090179. The Balboa
21 Park Station Area Plan addresses existing deficiencies and new impacts through a
22 comprehensive package of public benefits described in the Balboa Park Community
23 Improvements Program. This Program will enable the City and County of San Francisco to
24 provide necessary public infrastructure to new residents while increasing neighborhood
25 livability and investment in the district.

1 C. (~~e~~) Project Feasibility. Due to the high cost of land within the City, it has been
2 determined that the imposition of requirements and fees based on the full impact of new
3 development would be overly burdensome to new development and hinder the City's policy
4 goal of providing a significant amount of new housing. Therefore, impact fees have been set
5 at a level that will not hinder this policy goal overall.

6 D. (~~d~~) Programmed Improvements. General public improvements and amenities
7 needed to meet the needs of both existing residents, as well as those needs generated by
8 new development, have been identified through a community planning processes. The
9 Planning Department developed generalized cost estimates, based on similar project types
10 implemented by the City in the relevant time period, to provide reasonable approximates for
11 the eventual cost of providing necessary community improvements to respond to identified
12 community needs. In some cases, design work, engineering, and environmental review will be
13 required and may alter the nature of the improvements, as well as the sum total of the cost for
14 these improvements.

15 E. (~~e~~) Balboa Park Impact Fee. Development impact fees are an effective approach to
16 mitigate impacts associated with growth in population. The proposed Balboa Park Impact Fee
17 would be dedicated to community improvements in the Plan Area; directing benefits of the
18 fund to those who pay into the fund by providing the necessary infrastructure improvements
19 needed to serve new development. The Planning Department has calculated the fee rate
20 based on accepted professional methods for the calculation of such fees, and described fully
21 in the Balboa Park Community Improvements Program, San Francisco Planning Department,
22 Case No. 2004.1059U on file with the Clerk of the Board in File No. 090179.

23 The proposed fee would cover less than the full impact of new development. The
24 proposed fee only covers a portion of impacts caused by new development and is not
25 intended to remedy existing deficiencies. Existing deficiency costs will be paid for by the

1 public, the community, and other private sources as described in the Balboa Park Community
2 Improvements Program. Residential and non-residential impact fees are only one of many
3 revenue sources necessary to implement the community improvements outlined in the Plan.

4 SEC. ~~422.2 331.2~~. DEFINITIONS. *(a) In addition to the definitions set forth in Section 401 of*
5 *this Article, ~~D~~definitions from ~~s~~Section ~~418.2 318.2~~ shall apply unless otherwise noted in this*
6 *Section. The following definitions shall also govern interpretation of Section 422.1 et seq. ~~this~~*
7 *ordinance.*

8 *(1) ~~(d)~~ "Balboa Park Impact Fee." shall refer to ~~t~~The fee collected by the City to mitigate*
9 *impacts of new development as described in findings, above.*

10 *(2) ~~(e)~~ "Balboa Park Community Improvements Fund." shall refer to ~~t~~The fund that all*
11 *fee revenue the City collects from the Balboa Park Impact Fee.*

12 *(3) ~~(f)~~ "In-kind Improvements Agreement." shall mean ~~a~~An agreement acceptable in form*
13 *and substance to the City Attorney and the Planning Director between a project sponsor and*
14 *the Planning Department, subject to the approval of the Planning Commission, in its sole*
15 *discretion, to provide a specific set of public benefits, at a specific phase of construction, in*
16 *lieu of monetary contribution to the Balboa Park Community Improvements Fund.*

17 *(4) ~~(g)~~ "Net addition of gross square feet of non-residential space." shall mean ~~g~~Gross*
18 *floor area as defined in ~~Planning Code~~ Section 102.9 of this Code to be occupied by, or primarily*
19 *servicing, any non-residential use, less the gross floor area in any structure demolished or*
20 *rehabilitated as part of the proposed development project space used primarily and*
21 *continuously for the same non-residential use within the same economic activity category.*
22 *This space shall be accessory to any use other than that same non-residential use for five*
23 *years prior to ~~Planning~~ Commission approval of the development project subject to ~~this~~ Section*
24 *422.1 et seq. or for the life of the structure demolished or rehabilitated, whichever is shorter.*

1 (5) ~~(h)~~ "Net addition of gross square feet of residential space." ~~shall mean g~~Gross floor
2 area as defined in ~~Planning Code~~ Section 102.9 ~~of this Code~~ to be occupied by, or primarily
3 serving, residential use, less the gross floor area in any structure demolished or rehabilitated
4 as part of the proposed residential development project space used primarily and continuously
5 for residential use and not accessory to any use other than residential use for five years prior
6 to Planning Commission approval of the development project subject to ~~this~~ Section 422.1 et
7 seq. or for the life of the structure demolished or rehabilitated whichever is shorter.

8 (6) ~~(e)~~ "Non-Residential development project." ~~shall mean a~~Any new construction,
9 addition, extension, conversion or enlargement, or combination thereof, of an existing
10 structure that includes any occupied floor area of a non-residential use; provided, however,
11 that for projects that solely comprise an addition to an existing structure that would add
12 occupied floor area in an amount less than 20 percent of the occupied floor area of the
13 existing structure, the provisions of ~~this~~ Section 422.1 et seq. shall only apply to the new
14 occupied square footage.

15 (7) ~~(f)~~ "Non-Residential ~~S~~space ~~S~~subject to the Balboa Park Impact Fee." ~~means e~~Each
16 net addition of gross square feet within the Project Area that contributes to a 20 percent
17 increase in commercial capacity of an existing structure.

18 (8) ~~(b)~~ "Non-Residential ~~U~~use." ~~use shall i~~Include~~s~~ everything not mentioned in the
19 residential definition, including but not limited to any structure or portion thereof intended for
20 occupancy by retail, office, commercial or other nonresidential uses defined in Section 217,
21 218, 219 and 221, and also in 209.3 and 209.8 of ~~this~~ ~~the~~ Planning Code. Publicly owned
22 community facilities, including libraries and recreational facilities, and privately owned child
23 care facilities are not defined as a "non-residential" use.

24 (9) ~~(i)~~ "Project Area." ~~shall mean t~~The Balboa Park Plan Area in Figure 1 of the Balboa
25 Park Station Area Plan of the San Francisco General Plan.

1 (10) ~~(k)~~ "Residential ~~space~~ ~~subject~~ to the Balboa Park Impact Fee." ~~means~~ ~~e~~ Each net
2 addition of gross square feet within the Project Area which results in a net new residential unit.

3 (11) ~~(a)~~ "Residential Use." ~~shall mean a~~ Any type of use containing dwellings as defined
4 in Section 209.1 of ~~the Planning~~ ~~this~~ Code or containing group housing as defined in Section
5 209.2(a)-(c) of ~~this~~ ~~the Planning~~ Code, and Section 790.88, as relevant for the subject zoning
6 district.

7 (12) ~~(j)~~ "Waiver Agreement." ~~means a~~ An agreement acceptable in form and substance
8 to the Planning Department and the City Attorney, under which the City agrees to waive all or
9 a portion of the Balboa Park Impact Fee, provided the sponsor has demonstrated a hardship
10 in achieving those objectives as well as all the requirements of the Plan.

11 SEC. ~~422.3~~ ~~331.3~~. APPLICATION OF COMMUNITY IMPROVEMENT IMPACT FEE.

12 (a) Application. Project Area. The Balboa Park Community Improvements Fund is hereby
13 established. It shall be implemented in part through the Balboa Park Impact Fee that applies to the
14 Project Area and includes Section 422.1 et seq. shall apply to any development project located in the
15 Balboa Park Community Improvements Program Area, which includes all properties identified as
16 part of the Balboa Park Station Area Plan in Figure 1 of the San Francisco General Plan.

17 (b) Amount of Fee.

18 (1) Residential Uses: \$8.00 per net addition of gross square feet which results in an
19 additional residential unit or contributes to a 20 percent increase of residential floor area at the time
20 that Section 422.1 et seq. was adopted in any development project with a residential use located within
21 the Program Area; and

22 (2) Non-Residential Uses: \$1.50 per net addition of gross square feet which results in an
23 additional non-residential floor area that is beyond 20 percent of the non-residential floor area at the
24 time that Section 422.1 et seq. was adopted in any development project with a non-residential use
25 located within the Program Area. Fees shall be charged on net additions of gross square feet which

1 ~~result in a net new residential unit or contribute to a 20 percent increase of gross square feet non-~~
2 ~~residential space in an existing structure. Fees shall be assessed on residential use and on non-~~
3 ~~residential use with no substitutions across uses. Fees shall be assessed on mixed use projects~~
4 ~~according to the gross square feet of each use in the project.~~

5 ~~(b) — Prior to the issuance by the Department of Building Inspection of the first site or~~
6 ~~building permit for a residential development project or residential component of a mixed use project~~
7 ~~within the Project Area, the sponsor of any project containing residential space subject to the Balboa~~
8 ~~Park Impact Fee shall pay to the Treasurer \$8.00 per gross square foot.~~

9 ~~(c) — Prior to the issuance by DBI of the first site or building permit for a non-residential~~
10 ~~development project or a non-residential component of a mixed use project within the Project Area, the~~
11 ~~sponsor of any project containing non-residential space subject to the Balboa Park Impact Fee shall~~
12 ~~pay to the Treasurer \$1.50 per gross square foot.~~

13 ~~(d) — Upon request of the sponsor and upon payment of the Balboa Park Impact Fee in full to~~
14 ~~the Treasurer, the execution of a Waiver Agreement or In-Kind agreement approved as described~~
15 ~~herein, the Treasurer shall issue a certification that the obligations of this Section of the Planning Code~~
16 ~~have been met. The sponsor shall present such certification to the Planning Department and DBI prior~~
17 ~~to the issuance by DBI of the first site or building permit for the development project. DBI shall not~~
18 ~~issue the site or building permit without the Treasurer's certification that the fees required by this~~
19 ~~Section have been paid or otherwise satisfied. Any failure of the Treasurer, DBI, or the Planning~~
20 ~~Department to give notice of requirements under this Section shall not relieve a sponsor from~~
21 ~~compliance with this Section. Where DBI inadvertently issues a site or building permit without payment~~
22 ~~of the fee. Planning and DBI shall not issue any further permits or a certificate of occupancy for the~~
23 ~~project without certification of fee payment from the Treasurer. The procedure set forth in this~~
24 ~~Subsection is not intended to preclude enforcement of the provisions of this Section under any other~~
25 ~~Section of this Code, or other authority under the laws of the City or State.~~

1 ~~(e) Fee Adjustments. In conjunction with the five-year Monitoring Program described in~~
2 ~~Administrative Code Chapter 10E, the City may review the amount of the Balboa Park Impact Fee, and~~
3 ~~consider whether an adjustment in fees is warranted according to a change in construction costs~~
4 ~~according to changes published in the Construction Cost Index published by the Engineering News~~
5 ~~Record or according to another similar cost index. The City may adjust fees based on changes in~~
6 ~~estimated costs of the underlying improvements to be funded through the Balboa Park Impact Fee as~~
7 ~~listed in the Balboa Park Community Improvements Program. Revision of the fee should be done in~~
8 ~~coordination with revision to other like fees whenever possible. The Planning Department shall provide~~
9 ~~notice of any fee adjustment including the formula used to calculate the adjustment on its website and~~
10 ~~to any interested party who has requested such notice at least 30 days prior to the adjustment taking~~
11 ~~effect.~~

12 (c) (f) Option for In-Kind Provision of Community Improvements and Fee Credits
13 ~~Public Benefits.~~ The ~~Planning~~ Commission may reduce the Balboa Park Community
14 Improvements Impact Fee ~~owed described above~~ for specific development projects proposals in
15 cases where the ~~Planning~~ Director has recommended approval ~~recommends such an In-kind~~
16 ~~provision,~~ and the project sponsor has entered into an In-Kind Improvements Agreement with
17 the City. In-kind improvements may be accepted if they are ~~recommended only where said~~
18 ~~improvements have been~~ prioritized in the Plan, ~~where they~~ meet ~~an~~ identified community need~~s~~
19 as analyzed in the Balboa Park Community Improvements Program, and serve as a ~~where they~~
20 substitute for improvements funded to be provided by impact fee revenue such as street
21 improvements, transit improvements, and community facilities. Open space or streetscape
22 improvements proposed to satisfy the usable open space requirements of Section 135 are not eligible as
23 in-kind improvements. No proposal for In-kind improvements shall be accepted that does not
24 conform if it is not recommended by the Planning Director according to the criteria above. Project
25 sponsors that pursue ~~an~~ In-kind Improvements Agreements with the City will be charged billed

1 time and materials for any additional administrative costs that the Department or any other City
2 agency incurs in processing the request.

3 (1) The Balboa Park Community Impact Fee may be reduced by the total dollar value of the
4 community improvements provided through the an In-kind Improvements Agreement
5 recommended by the Director and approved by the Commission shall be equivalent to the portion of the
6 Balboa Park Impact Fee that is waived. For the purposes of calculating the total value, the project
7 sponsor shall provide the ~~Planning~~ Department with a cost estimate for the proposed in-kind
8 improvement(s) from two independent sources or, if relevant, real estate appraisers. If the City
9 has completed a detailed site-specific cost estimate for a planned improvement this may
10 serve as one of the cost estimates provided it is indexed to current cost of construction. Based
11 on these estimates, the ~~Planning~~ Director shall determine ~~their~~ the appropriate value of the in-
12 kind improvements and the ~~Planning~~ Commission shall may reduce the Balboa Park Community
13 Improvements Impact Fee otherwise due by an equal amount assessed to that project proportionally.
14 ~~Open space or streetscape improvements proposed to satisfy the usable open space requirements of~~
15 ~~Section 135 are not eligible for credit toward the contribution as In-kind improvements.~~ No credit
16 ~~toward the contribution may~~ shall be made for land value unless ownership of the land is
17 transferred to the City or a permanent public easement is granted, the acceptance of which is
18 at the sole discretion of the City.

19 (2) The All In-Kind Improvements Agreements shall require mandate a covenant of the
20 project sponsor to reimburse all City agencies for their administrative and staff costs in
21 negotiating, drafting, and monitoring compliance with the In-Kind Improvements Agreement.
22 The City also shall require the project sponsor to provide a letter of credit or other instrument,
23 acceptable in form and substance to the ~~Planning~~ Department and the City Attorney, to secure
24 the City's right to receive improvements as described above.

25 ~~(g) Waiver or Reduction.~~

1 ~~(1) Waiver or Reduction Based on Hardship or Absence of Reasonable Relationship.~~

2 ~~(A) A project applicant of any project subject to the requirements in this Section may appeal to~~
3 ~~the Board of Supervisors for a reduction, adjustment, or waiver of the requirements based upon the~~
4 ~~absence of any reasonable relationship or nexus between the impact of development and the amount of~~
5 ~~the fee charged or for the reasons set forth in subsection (3) below, a project applicant may request a~~
6 ~~waiver from the Board of Supervisors.~~

7 ~~(B) Any appeal of waiver requests under this clause shall be made in writing and filed with the~~
8 ~~Clerk of the Board no later than 15 days after the date the sponsor is required to pay and has paid to~~
9 ~~the Treasurer the fee as required in Section 331.3. The appeal shall set forth in detail the factual and~~
10 ~~legal basis for the claim of waiver, reduction, or adjustment. The Board of Supervisors shall consider~~
11 ~~the appeal at the hearing within 60 days after the filing of the appeal. The appellant shall bear the~~
12 ~~burden of presenting substantial evidence to support the appeal, including comparable technical~~
13 ~~information to support appellant's position. If a reduction, adjustment, or waiver is granted, any~~
14 ~~change of use or scope of the project shall invalidate the waiver, adjustment or reduction of the fee. If~~
15 ~~the Board grants a reduction, adjustment or waiver, the Clerk of the Board shall promptly transmit the~~
16 ~~nature and extent of the reduction, adjustment or waiver to the Treasurer and Planning Department.~~

17 ~~(2) Waiver or Reduction Based on Duplication of Fees. This Section details waivers and~~
18 ~~reductions available by right for project sponsors that fulfill the requirements below.~~

19 ~~(A) A project applicant subject to the requirements of this Section, who has received an~~
20 ~~approved building permit, conditional use permit, or similar discretionary approval and who submits a~~
21 ~~new or revised building permit, conditional use permit, or similar discretionary approval for the same~~
22 ~~property shall be granted a reduction, adjustment, or waiver of the requirements of Section 331.3 of the~~
23 ~~Planning Code with respect to the square footage of construction previously approved.~~

24 ~~(B) The City shall not assess duplicative fees on new development. In general project sponsors~~
25 ~~are only eligible for fee waivers under this clause if a contribution to another fee program would result~~

1 ~~in a duplication of charges for a particular type of community infrastructure. Therefore applicants may~~
2 ~~receive a waiver for only the portion of the Balboa Park Community Improvements Fund that addresses~~
3 ~~that infrastructure type. Requirements under Section 135 do not qualify for waiver or reductions.~~
4 ~~Should future fees pose a duplicative charge, the same methodology shall apply and the Planning~~
5 ~~Department shall update the schedule of waivers or reductions accordingly.~~

6 (b) The Department or Commission shall impose a condition on the approval of application
7 for a development project subject to Section 422.1 et seq. The project sponsor shall supply all
8 information to the Department or the Commission necessary to make a determination as to the
9 applicability of Section 422.1 et seq. and imposition of the requirements.

10 (c) Timing and Payment of Fee. The fee required by this Section is due and payable to the
11 Development Fee Collection Unit at DBI prior to issuance of the first construction document for the
12 development project deferred to prior to issuance of the first certificate of occupancy pursuant to
13 Section 107A.13.3.1 of the San Francisco Building Code.

14 SEC. 422.4. IMPOSITION OF COMMUNITY IMPROVEMENTS IMPACT FEE.

15 (a) Determination of Requirements. The Department shall determine the applicability of
16 Section 422.1 et seq. to any development project requiring a building or site permit and, if Section
17 422.1 et seq. is applicable, the amount of Community Improvements Impact Fees required and shall
18 impose these requirements as a condition of approval for issuance of the building or site permit for the
19 proposed development project. The project sponsor shall supply any information necessary to assist the
20 Department in this determination.

21 (b) Notice to Development Fee Collection Unit of Requirements. Prior to the issuance of a
22 building or site permit for a development project subject to the requirements of Section 422.1 et seq.,
23 the Department shall notify the Development Fee Collection Unit at DBI of its final determination of
24 the amount of Community Improvements Impact Fees required, including any reductions calculated for
25

1 an In-Kind Improvements Agreement, in addition to the other information required by Section 402(b) of
2 this Article.

3 (c) Development Fee Collection Unit Notice to Department Prior to issuance of the First
4 Certificate of Occupancy. The Development Fee Collection Unit at DBI shall provide notice in writing
5 or electronically to the Department prior to issuing the first certificate of occupancy for any
6 development project subject to Section 422.1 et seq. that has elected to fulfill all or part of its
7 Community Improvements Impact Fee requirement with an In-Kind Improvements Agreement. If the
8 Department notifies the Unit at such time that the sponsor has not satisfied any of the terms of the In-
9 Kind Improvements Agreement, the Director of DBI shall deny any and all certificates of occupancy
10 until the subject project is brought into compliance with the requirements of Section 422.1 et seq.,
11 either through conformance with the In-Kind Improvements Agreement or payment of the remainder of
12 the Community Improvements Impact Fees that would otherwise have been required, plus a deferral
13 surchage as set forth in Section 107A.13.3.1 of the San Francisco Building Code.

14 (d) In the event that the Department or the Commission takes action affecting any
15 development project subject to Section 422.1 et seq. and such action is subsequently modified,
16 superseded, vacated, or reversed by the Department or the Commission, Board of Appeals, the Board
17 of Supervisors, or by court action, the procedures of Section 402(c) of this Article shall be followed.

18 SEC. 422.5 331.4. LIEN PROCEEDINGS. (a) If, for any reason, the Community
19 Improvements Impact Fee imposed under Section 422.3 remains unpaid following issuance of the
20 certificate of occupancy, the Development Fee Collection Unit at DBI shall institute lien proceedings to
21 make the entire unpaid balance of the fee, plus interest and any deferral surcharge, a lien against all
22 parcels used for the development project in accordance with Section 408 of this Article and Section
23 107A.13.15 of the San Francisco Building Code. A sponsor's failure to comply with the requirements
24 of Sections 331.3, shall constitute cause for the City to record a lien against the development project in
25 the sum of the fees required under this ordinance. The fee required by Section 331.3 of this ordinance is

1 *due and payable to the Treasurer prior to issuance of the first building or site permit for the*
2 *development project unless a Waiver Agreement has been executed. If, for any reason, the fee remains*
3 *unpaid following issuance of the permit and no Waiver Agreement has been executed, any amount due*
4 *shall accrue interest at the rate of one and one-half percent per month, or fraction thereof, from the*
5 *date of issuance of the permit until the date of final payment.*

6 *(b) If, for any reason, the fee imposed pursuant to this ordinance remains unpaid following*
7 *issuance of the permit, the Treasurer shall initiate proceedings in accordance with Article XX of*
8 *Chapter 10 of the San Francisco Administrative Code to make the entire unpaid balance of the fee,*
9 *including interest, a lien against all parcels used for the development project and shall send all notices*
10 *required by that Article to the owner of the property as well as the sponsor. The Treasurer shall*
11 *prepare a preliminary report notifying the sponsor of a hearing to confirm such report by the Board of*
12 *Supervisors at least 10 days before the date of the hearing. The report to the sponsor shall contain the*
13 *sponsor's name, a description of the sponsor's development project, a description of the parcels of real*
14 *property to be encumbered as set forth in the Assessor's Map Books for the current year a description*
15 *of the alleged violation of this ordinance, and shall fix a time, date, and place for hearing. The*
16 *Treasurer shall cause this report to be mailed to the sponsor and each owner of record of the parcels of*
17 *real property subject to lien. Except for the release of lien recording fees authorized by Administrative*
18 *Code Section 10.237, all sums collected by the Tax Collector pursuant to this ordinance shall be held in*
19 *trust by the Treasurer and deposited in the Balboa Park Community Improvements Fund established in*
20 *Section 331.6.*

21 *(c) Any notice required to be given to a sponsor or owner shall be sufficiently given or served*
22 *upon the sponsor or owner for all purposes hereunder if personally served upon the sponsor or owner*
23 *or if deposited, postage prepaid, in a post office letterbox addressed in the name of the sponsor or*
24 *owner at the official address of the sponsor or owner maintained by the Tax Collector for the mailing*
25

1 *of tax bills or, if no such address is available, to the sponsor at the address of the development project*
2 *and to the applicant for the site or building permit at the address on the permit application.*

3 ~~SEC. 331.5. BALBOA PARK IMPACT FEE REFUND WHEN BUILDING PERMIT IS~~
4 ~~MODIFIED OR EXPIRES PRIOR TO COMPLETION OF WORK AND COMMENCEMENT OF~~
5 ~~OCCUPANCY.~~

6 *In the event a building permit is modified to expand or reduce project size, the obligation to*
7 *comply with this ordinance shall be modified accordingly. In the event a building expires prior to*
8 *completion of the work on and commencement of occupancy of a residential or non-residential*
9 *development project so that it will be necessary to obtain a new permit to carry out any development,*
10 *the obligation to comply with this ordinance shall be cancelled and any Balboa Park Impact Fee*
11 *previously paid to the Treasurer shall be refunded. If and when the sponsor applies for a new permit,*
12 *the procedures set forth in this ordinance regarding payment of the Balboa Park Impact Fee shall be*
13 *followed.*

14 SEC. ~~422.6~~ 331.6. BALBOA PARK COMMUNITY IMPROVEMENTS FUND.

15 (a) There is hereby established a separate fund set aside for a special purpose
16 entitled the Balboa Park Community Improvements Fund ("Fund"). All monies collected by the
17 Development Fee Collection Unit at DBI ~~the Treasurer~~ pursuant to Section ~~422.3~~ 331.3 shall be
18 deposited in a special fund maintained by the Controller. The receipts in the Fund to be used
19 solely to fund community improvements subject to the conditions of this Section.

20 (b) Expenditures from the Fund shall be recommended by the Planning Commission
21 and administered by the Board of Supervisors.

22 (1) All monies deposited in the Fund shall be used to design, engineer, acquire, and
23 develop and improve streets, transit, parks, plazas and open space, and community facilities
24 and services as defined in the Balboa Park Community Improvements Program with the Plan
25 Area. Funds may be used for childcare facilities that are not publicly owned or "publicly-

1 accessible". Monies from the Fund may be used by the *Planning* Commission to commission
2 economic analyses for the purpose of revising the fee pursuant to Section 422.3 ~~331.3~~ above.

3 (2) Funds may be used for administration and accounting of fund assets and for fees
4 related to legal challenges related to such fees. Administration of this fund includes time and
5 materials associated with reporting requirements and maintenance of the fund. All interest
6 earned on this account shall be credited to the Balboa Park Community Improvements Fund.

7 (c) Funds shall be deposited into specific accounts according to the improvement type
8 for which they were collected. Funds from a specific account may be assigned to a different
9 improvement type, provided said account or fund is reimbursed over a five-year period of fee
10 collection. Funds shall be allocated to accounts by improvement type as described below in
11 Table 422.1 ~~331.1~~ and as supported by the Balboa Park Community Improvements Program
12 Nexus Study, San Francisco Planning Department. Case No. 2004.1059U, monitored
13 according to the Balboa Park Monitoring Program described in Administrative Code Chapter
14 10.

15 TABLE 422.1 ~~331.1~~
16 BREAKDOWN OF BALBOA PARK COMMUNITY IMPROVEMENTS FEE/FUND BY
17 IMPROVEMENT TYPE

18 Improvement Type	%Fee Allocation
19 Streets	38%
20 Transit	13%
21 Parks, Plazas, Open Space	30%
22 Community facilities and services/Other	19%

23
24 (d) With full participation by the *Planning* Department and related implementing
25 agencies, the Controller's Office shall file a report with the Board of Supervisors beginning

1 180 days after the last day of the fiscal year of the effective date of Section 422.1 et seq. ~~this~~
2 ~~ordinance~~ that shall include the following elements: (1) a description of the type of fee in each
3 account or fund; (2) beginning and ending balance of the accounts or funds including any
4 bond funds held by an outside trustee; (3) amount of fees collected and interest earned; (4)
5 identification of each public improvement on which fees or bond funds were expended and
6 amount of each expenditure; (5) an identification of the approximate date by which the
7 construction of public improvements will commence; (6) a description of any inter-fund
8 transfer or loan and the public improvement on which the transferred funds will be expended;
9 and (7) amount of refunds made and any allocations of unexpended fees that are not
10 refunded.

11 ~~(e) Approximately every fifth fiscal year following, to be coordinated with other planning~~
12 ~~efforts monitoring activity, the first deposit into the account the following account reporting shall be~~
13 ~~made by the Controller's office in coordination with the Planning Department: (1) purpose to which the~~
14 ~~fee is to be put; (2) demonstrate a reasonable relationship between the fee and the purpose for which it~~
15 ~~is charged; (3) identify all sources and amounts of funding anticipated to complete financing in~~
16 ~~incomplete improvements identified in this ordinance and subsequent reporting; and (4) designate the~~
17 ~~approximate dates on which the sources and amounts of funding is expected to be deposited into the~~
18 ~~appropriate account or fund. The reporting requirements detailed in this Section refer to the current~~
19 ~~requirements under State law, Government Code 66000 and are detailed here to insure that this fund~~
20 ~~fulfills all legal obligations as detailed by the State. Any applicable amendments to State law.~~
21 ~~Government Code 66000, automatically apply to the reporting requirements of this ordinance and the~~
22 ~~ordinance should be amended accordingly.~~

23 ~~(e) (f)~~ A public hearing shall be held by the Recreation and Parks Commission~~s~~ to
24 elicit public comment on proposals for the acquisition of property using monies in the Fund
25 that will ultimately be maintained by the Department of Recreation and Parks. Notice of public

1 hearings shall be published in an official newspaper at least 20 days prior to the date of the
2 hearing, which notice shall set forth the time, place, and purpose of the hearing. The Parks
3 Commission~~s~~ may vote to recommend to the Board of Supervisors that it appropriate money
4 from the Fund for acquisition and development of property acquired for park use.

5 ~~(f)~~ ~~(g)~~ The ~~Planning~~ Commission shall work with other City agencies and commissions,
6 specifically the Department of Recreation and Parks, ~~DPW Department of Public Works~~ and
7 ~~MTA the Municipal Transportation Authority~~ to develop agreements related to the administration
8 of the improvements to existing public facilities and development of new public facilities within
9 public rights-of-way or on any acquired public property using such monies as have been
10 allocated for that purpose at a hearing of the Board of Supervisors.

11 ~~(g)~~ ~~(h)~~ The Planning Commission, based on findings from the Inter-Agency Plan
12 Implementation Committee (IPIC), shall make recommendations to the Board regarding
13 allocation of funds.

14 SEC. ~~423.327~~. EASTERN NEIGHBORHOODS IMPACT FEES AND PUBLIC
15 BENEFIT~~s~~ FUND.

16 Sections ~~423.1 327.1 through to 423.6 327.6~~ set forth the requirements and procedures
17 for the Eastern Neighborhoods Impact Fee and Public Benefit~~s~~ Fund.

18 SEC. ~~423.1. 327.1~~. FINDINGS.

19 A. ~~(a)~~ New Housing and Other Land Uses. San Francisco is experiencing a severe
20 shortage of housing available to people at all income levels. In addition, San Francisco has an
21 ongoing affordable housing crisis. Many future San Francisco workers will be earning below
22 80% of the area's median income, and even those earning moderate or middle incomes,
23 above the City's median, are likely to need assistance to continue to live in San Francisco. In
24 2007, the median income for a family of four in the city was about \$86,000. Yet median home
25 prices suggest that nearly twice that income is needed to be able to a dwelling suitable for a

1 family that size. Only an estimated 10% of households in the city can afford a median-priced
2 home.

3 The Association of Bay Area Governments' (ABAG) Regional Housing Needs
4 Determination (RHND) forecasts that San Francisco must produce over 31,000 new units in
5 the next five years, or over 6,000 new units of housing annually, to meet projected needs. At
6 least 60%, or over 18,000, of these new units should be available to households of very low,
7 low, and moderate incomes. With land in short supply in the City, it is increasingly clear that
8 the City's formerly industrial areas offer a critical source of land where this great need for
9 housing, particularly affordable housing, can be partially addressed.

10 San Francisco's Housing Element establishes the Eastern Neighborhoods as a target
11 area for development of new housing to meet San Francisco's identified housing targets. The
12 release of some of the area's formerly industrial lands, no longer needed to meet current
13 industrial or PDR needs, offer an opportunity to achieve higher affordability, and meet a
14 greater range of need. The Mission, Showplace Square - Potrero Hill, East SoMa and Central
15 Waterfront Area Plans of the General Plan (Eastern Neighborhoods Plans) thereby call for
16 creation of new zoning intended specifically to meet San Francisco's housing needs, through
17 higher affordability requirements and through greater flexibility in the way those requirements
18 can be met, as described in Section ~~419~~ 319. To support this new housing, other land uses,
19 including PDR businesses, retail, office and other workplace uses will also grow in the Eastern
20 Neighborhoods.

21 B. (b) Need for Public Improvements to Accompany New Uses. The amendments to
22 the General Plan, Planning Code, and Zoning Maps that correspond to Section 423.1 et seq.
23 ~~this ordinance~~ will permit an increased amount of new housing and other uses, as noted
24 above. The Planning Department anticipates an increase of at least 7,365 new housing units
25 within the next 20 years, and over 13,000 new jobs, as estimated under Option B of the

1 Eastern Neighborhoods *Draft* Environmental Impact Report. This new development will have
2 an extraordinary impact on the Plan Area's already deficient neighborhood infrastructure. New
3 development will generate needs for a significant amount of public open space and
4 recreational facilities; transit and transportation, including streetscape and public realm
5 improvements; community facilities and services, including library materials and child care;
6 and other amenities, as described in the Eastern Neighborhoods Public Benefits Program, on
7 file with the Clerk of the Board in File No. 081155.

8 The Eastern Neighborhoods Area Plans addresses existing deficiencies and new
9 impacts, through a comprehensive package of public benefits described in the Eastern
10 Neighborhoods Public Benefits Program. This Program will enable the City and County of San
11 Francisco to provide necessary public infrastructure to new residents while increasing
12 neighborhood livability and investment in the district.

13 C. (e) Requirements for New Development To Contribute Towards Plan Objectives. A
14 key policy goal of the Eastern Neighborhoods Plans is to provide a significant amount of new
15 housing affordable to low, moderate and middle income families and individuals, along with
16 "complete neighborhoods" that provide appropriate amenities for these new residents. The
17 Plans obligate all new development within the Eastern Neighborhoods to contribute towards
18 these goals, by providing a contribution towards affordable housing needs and by paying an
19 Eastern Neighborhoods Impact Fee.

20 However, due to the high cost of land within the City, it has been determined that the
21 imposition of requirements and fees based on the full impact of new development would be
22 overly burdensome to new development, and hinder the City's policy goal of providing a
23 significant amount of new housing. Therefore, fee rates have been set at a level that will not
24 hinder this policy goal overall. The Plans structure requirements and fees by tiers to ensure
25

1 feasibility. ~~The following fee tiers are created in the Eastern Neighborhoods Plan Areas, and included~~
2 ~~as a notation on each parcel in the Planning Department/s Parcel Information System:~~

3 ~~1.—Tier 1. Sites which do not receive zoning changes that increase heights, as compared to~~
4 ~~allowable height prior to the rezoning (May 2008), all 100% affordable housing projects, and all~~
5 ~~housing projects within the Urban Mixed Use (UMU) district.~~

6 ~~2.—Tier 2. All other sites which receive zoning changes that increase heights by one to two~~
7 ~~stories.~~

8 ~~3.—Tier 3. All other sites which receive zoning changes that increase heights by three or more~~
9 ~~stories and in the Mixed Use Residential District.~~

10 D. (d) Programmed Improvements. General public improvements and amenities
11 needed to meet the needs of both existing residents, as well as those needs generated by
12 new development, have been identified through the community planning processes of the
13 Area Plans, based on the standards-based analysis contained in the Eastern Neighborhoods
14 Needs Assessment, San Francisco Planning Department, Case No. 2004.0160uu on file with
15 the Clerk of the Board in File No. 081155, and on community input during the Plan adoption
16 process. The Planning Department developed generalized cost estimates, based on similar
17 project types implemented by the City in the relevant time period, to provide reasonable
18 approximates for the eventual cost of providing necessary Public Benefits in the Plan Areas
19 (information on these cost estimates is located in the Eastern Neighborhoods Public Benefits
20 Program Document). However specific public improvements are still under development and
21 will be further clarified through interdepartmental efforts with input from the Interagency Plan
22 Implementation Committee, the Citizens Advisory Committee, and other stakeholders.
23 Specific project identification, design work, engineering, and environmental review will still be
24 required and may alter the nature of the improvements, as well as the sum total of the cost for
25 these improvements.

1 ~~E. (e)~~ Eastern Neighborhoods Impact Fee. Development impact fees are an effective
2 approach to mitigate impacts associated with growth in population. The proposed ~~Eastern~~
3 ~~Neighborhoods~~ Eastern Neighborhoods Impact Fee would be dedicated to infrastructure
4 improvements in the Plan Area, directing benefits of the fund clearly to those who pay into the
5 fund, by providing necessary infrastructure improvements and housing needed to serve new
6 development. The net increases in individual property values in these areas due to the
7 enhanced neighborhood amenities financed with the proceeds of the fee are expected to
8 exceed the payments of fees by project sponsors.

9 The fee rate has been calculated by the Planning Department based on accepted
10 professional methods for the calculation of such fees, and described fully in the Eastern
11 Neighborhoods Nexus Studies, San Francisco Planning Department, Case No. 2004.0160uu
12 on file with the Clerk of the Board in File No. 081155. The Eastern Neighborhoods Public
13 Benefits Program Document contains a full discussion of impact fee ~~rationale~~ ~~rationable~~.

14 The proposed fee would cover less than the full nexus as calculated by the Eastern
15 Neighborhoods Nexus Studies. The proposed fees only cover impacts caused by new
16 development and are not intended to remedy existing deficiencies. Those costs will be paid
17 for by public, community, and other private sources as described in the Eastern
18 Neighborhoods Public Benefits Program. Residential and non-residential impact fees are only
19 one of many revenue sources necessary to create the "complete neighborhoods" that will
20 provide appropriate amenities for residents of the Eastern Neighborhoods.

21 SEC. ~~423.2. 327.2.~~ DEFINITIONS. ~~(a)~~ *In addition to the definitions set forth in Section 401*
22 *of this Article, ~~T~~the following definitions shall govern ~~interpretation of Section 423.1 et seq. this~~*
23 *ordinance:*

24 ~~(1) (a)~~ Definitions from ~~s~~Section ~~418.2 318.2~~ shall apply unless otherwise noted in this
25 Section.

1 (2) ~~(e)~~ "Community facilities." ~~shall mean a~~All uses as defined under Section 209.4(a)
2 and 209.3(d) of this Code.

3 (3) ~~(b)~~ "Designated affordable housing zones." ~~f~~For the purposes of this section, ~~shall~~
4 ~~mean~~ the Mission NCT defined in Section 736 and the Mixed Use Residential District defined
5 in Section 841.

6 (4) ~~(d)~~ "Eastern Neighborhoods Impact Fee." ~~shall refer to t~~The fee collected by the
7 City to mitigate impacts of new development as described in Findings, above.

8 (5) ~~(e)~~ "Eastern Neighborhoods Public Benefits Fund." ~~shall refer to t~~The fund into
9 which all fee revenue collected by the City from the Eastern Neighborhoods Impact Fee.

10 (6) ~~(f)~~ "In-kind Improvements Agreement." ~~shall mean a~~An agreement acceptable in form
11 and substance to the City Attorney and the Planning Director between a project sponsor and
12 the Planning Department subject to the approval of the Planning Commission in its sole
13 discretion to provide a specific set of public benefits, at a specific phase of construction, in lieu
14 of monetary contribution to the Eastern Neighborhoods Public Benefits Fund.

15 (7) ~~(g)~~ "Net addition of gross square feet of non-residential space." ~~shall mean g~~Gross
16 floor area as defined in ~~Planning Code~~ Section 102.9 of this Code to be occupied by, or primarily
17 serving, any non-residential use, less the gross floor area in any structure demolished or
18 rehabilitated as part of the proposed development project space used primarily and
19 continuously for the same non-residential use within the same economic activity category; and
20 not accessory to any use other than that same non-residential use for five years prior to
21 Planning Commission approval of the development project subject to this Section, or for the
22 life of the structure demolished or rehabilitated, whichever is shorter.

23 (8) ~~(h)~~ "Net addition of gross square feet of residential space." ~~shall mean g~~Gross floor
24 area as defined in ~~Planning Code~~ Section 102.9 of this Code to be occupied by, or primarily
25 serving, residential use, less the gross floor area in any structure demolished or rehabilitated

1 as part of the proposed residential development project space used primarily and continuously
2 for residential use and not accessory to any use other than residential use for five years prior
3 to Planning Commission approval of the development project subject to this Section, or for the
4 life of the structure demolished or rehabilitated, whichever is shorter.

5 ~~(9)~~ (i) "Non-residential use." ~~shall mean a~~Any structure or portion thereof intended for
6 occupancy by retail, office, commercial or other nonresidential uses defined in Section 217,
7 218, 219 and 221, and also in 209.3 and 209.8 of ~~the Planning this~~ Code; including uses
8 referenced in the Eastern Neighborhoods Nexus Study. For the purposes of this ~~s~~Section it
9 shall not include industrial uses, including those contained in Sections 220, 222, 223, 224,
10 225, and 226 of ~~the Planning this~~ Code, or uses that qualify as an accessory use, as defined
11 and regulated in Sections 204 through 204.5 ~~of this Code~~. Non-residential uses shall include
12 the economic activity categories of Cultural/Institution/Education; Management, Information &
13 Professional Service; Medical & Health Service; Retail/Entertainment; and Visitor Services.

14 ~~(10)~~ (j) "Non-residential development project." ~~shall mean a~~Any new construction,
15 addition, extension, conversion or enlargement, or combination thereof, of an existing
16 structure which includes any occupied floor area of non-residential use; provided, however,
17 that for projects that solely comprise an addition to an existing structure which would add
18 occupied floor area in an amount less than 20 percent of the occupied floor area of the
19 existing structure, the provisions of this Section shall only apply to the new occupied square
20 footage.

21 ~~(11)~~ (k) "Non-residential Space Subject to the Eastern Neighborhoods Impact Fee."
22 ~~means e~~Each net addition of net square feet within the Project Area which contributes to a 20
23 percent increase in non-residential capacity of an existing structure.

24 ~~(12)~~ (l) "Project Area." ~~shall mean t~~The Eastern Neighborhoods Plan Area in Map 1
25 (Land Use Plan) of the Eastern Neighborhoods Area Plan of the San Francisco General Plan.

1 (13) ~~(m)~~ "Residential." ~~shall mean a~~Any type of use containing dwellings as defined in
2 Section 209.1, 790.88, and 890.88 of ~~the Planning~~ this Code as relevant for the subject zoning
3 district or containing group housing as defined in Section 209.2(a)-(c) of ~~the Planning~~ this
4 Code.

5 (14) ~~(n)~~ "Residential Space Subject to the Eastern Neighborhoods Impact Fee." ~~means~~
6 ~~e~~Each net addition of net square feet within the Project Area which results in a net new
7 residential unit.

8 (15) "Tier 1." Sites which do not receive zoning changes that increase heights, as compared to
9 allowable height prior to the rezoning (May 2008), all 100% affordable housing projects, and all
10 housing projects within the Urban Mixed Use (UMU) district.

11 (16) "Tier 2." Sites which receive zoning changes that increase heights by one to two stories.

12 (17) "Tier 3." Sites which receive zoning changes that increase heights by three or more
13 stories and in the Mixed Use Residential District.

14 (18) ~~(o)~~ "Waiver Agreement." ~~means a~~An agreement acceptable in form and substance
15 to the Planning Department and the City Attorney, under which the City agrees to waive all or
16 a portion of the Eastern Neighborhoods Impact Fee, provided the sponsor has demonstrated
17 a hardship in achieving those objectives as well as all the requirements of the Plan. ~~Such a~~
18 ~~waiver may also be granted as a part of a signed covenant to make a good faith effort to secure the~~
19 ~~formation of a Community Facilities (Mello-Roos) District.~~

20 SEC. ~~423.3.~~ ~~323.3.~~ APPLICATION OF EASTERN NEIGHBORHOODS IMPACT FEE.

21 (a) Application. Section 423.1 et seq. shall apply to any development project located in the
22 Eastern Neighborhoods Public Benefits Program Area, which Project Area. The Eastern
23 Neighborhoods Public Benefits Fund is hereby established. It shall be implemented in part through
24 district-specific Eastern Neighborhoods Impact Fee which applies to the Project Area and includes
25

1 properties identified as part of the Eastern Neighborhoods Plan Areas in Map 1 (Land Use
2 Plan) of the San Francisco General Plan.

3 *(b) Amount of Fee.*

4 *(1) Residential Uses. The ~~fees~~ set forth in Table 423.3 below shall be charged on net*
5 *additions of gross square feet which result in a net new residential unit, contribute to a 20*
6 *percent increase of non-residential space in an existing structure, or create non-residential*
7 *space in a new structure. ~~Fees shall be assessed on residential use, and~~*

8 *(2) Non-Residential Uses. The fees set forth in Table 423.3 below shall be charged on non-*
9 *residential use within each use category of Cultural/Institution/Education; Management,*
10 *Information & Professional Service; Medical & Health Service; Retail/Entertainment; and*
11 *Visitor Services; with no substitutions across uses. Fees shall not be required for uses*
12 *contained in Sections 220, 222, 223, 224, 225, and 226 of ~~the Planning~~ this Code.*

13 *(3) Mixed Use Projects. Fees shall be assessed on mixed use projects according to*
14 *the gross square feet of each residential and non-residential use in the project.*

15 *~~(b) Prior to the issuance by the Department of Building Inspection (DBI) of the first site or~~*
16 *~~building permit for a residential development project, or residential component of a mixed use project~~*
17 *~~within the Project Area, the sponsor of any project containing residential space subject to the Eastern~~*
18 *~~Neighborhoods Impact Fee shall pay to the Treasurer according to the schedule in Table 327.3.~~*

19 *~~(c) Prior to the issuance by DBI of the first site or building permit for a non-residential~~*
20 *~~development project, or non-residential component of a mixed use project within the Project Area, the~~*
21 *~~sponsor of any project containing non-residential space subject to the Eastern Neighborhoods Impact~~*
22 *~~Fee shall pay to the Treasurer according to the schedule in Table 327.3.~~*

23 TABLE 423.3 ~~327.3~~

24 FEE SCHEDULE FOR EASTERN NEIGHBORHOODS PLAN AREAS

Tier	Residential	Non-residential*
1	\$8/gsf	\$6/gsf
2	\$12/gsf	\$10/gsf
3	\$16/gsf	\$14/gsf

~~(d) Upon request of the sponsor and upon payment of the Eastern Neighborhoods Impact Fee in full to the Treasurer, the execution of a Waiver Agreement or In-Kind agreement approved as described herein, the Treasurer shall issue a certification that the obligations of this section of the Planning Code have been met. The sponsor shall present such certification to the Planning Department and DBI prior to the issuance by DBI of the first site or building permit for the development project. DBI shall not issue the site or building permit without the Treasurer's certification that the fees required by this Section have been paid or otherwise satisfied. Any failure of the Treasurer, DBI, or the Planning Department to give notice of requirements under this Section shall not relieve a sponsor from compliance with this Section. Where DBI inadvertently issues a site or building permit without payment of the fee, Planning and DBI shall not issue any further permits or a certificate of occupancy for the project without certification from the Treasurer. The procedure set forth in this Subsection is not intended to preclude enforcement of the provisions of this Section under any other section of this Code, or other authority under the laws of the City or State of California.~~

~~———— (e) Fee Adjustments. In conjunction with the five year Monitoring Program required by the Administrative Code Section (note: section number to be determined), the City may review the amount of the Eastern Neighborhoods Impact Fee, should such an increase in fees be warranted according to an increase in construction costs according to changes published in the Construction Cost Index published by the Engineering News Record, or according to another similar cost index should there be one more appropriate. The City may also adjust fees based on changes in estimated costs of the underlying improvements to be funded through the Eastern Neighborhoods Impact Fee as listed in~~

1 ~~the Eastern Neighborhoods Program. Revision of the fee should be done in coordination with revision~~
2 ~~to other like fees whenever possible. The Planning Department shall provide notice of any fee~~
3 ~~adjustment including the formula used to calculate the adjustment on its website and to any interested~~
4 ~~party who has requested such notice at least 30 days prior to the adjustment taking effect.~~

5 (c) (f) Option for In-Kind Provision of Public Benefits and Fee Credits. The ~~Planning~~
6 Commission may reduce the Eastern Neighborhoods Impact Fee owed described in (b) above
7 for specific development projects proposals in cases where the ~~Planning~~ Director has
8 recommendeds approval such an In-kind provision, and the project sponsor has entered into an
9 In-Kind Improvements Agreement with the City. In-kind improvements may be accepted if they are
10 ~~only be recommended where said improvements have been~~ prioritized in the pPlan, ~~where they~~ meet
11 ~~an~~ identified community needs as analyzed in the Eastern Neighborhoods Needs Assessment,
12 and serve as a where they substitute for improvements funded be provided by impact fee revenue
13 such as public open spaces and recreational facilities, transportation and transit service,
14 streetscapes or the public realm, and community facility space. Open space or streetscape
15 improvements proposed to satisfy the usable open space requirements of Section 135 are not eligible as
16 in-kind improvements. No proposal for In-kind improvements shall be accepted that does not
17 conform if it is not recommended by the Planning Director according to the criteria above. Project
18 sponsors that pursue ~~an~~ In-kind Improvements with the City waiver will be charged are
19 responsible time and materials for any all additional administrative costs that the Department or
20 any other City agency incurs in processing the request.

21 (1) The Eastern Neighborhoods Impact Fee may be reduced by the total dollar value of the
22 community improvements provided through the an In-kind Improvements aAgreement
23 recommended by the Director and approved by the Commission shall be equivalent to the portion of the
24 Eastern Neighborhoods Impact Fee that is waived. For the purposes of calculating the total value,
25 the project sponsor shall provide the ~~Planning~~ Department with a cost estimate for the

1 proposed in-kind Public Benefits from two independent sources or, if relevant, real estate
2 appraisers. If the City has completed a detailed site-specific cost estimate for a planned
3 improvement this may serve as one of the cost estimates provided it is indexed to current cost
4 of construction. Based on these estimates, the *Planning* Director shall determine ~~their~~the
5 appropriate value of the in-kind improvements and the *Planning* Commission may reduce the
6 Eastern Neighborhoods Impact Fee otherwise due by an equal amount assessed to that project
7 proportionally. Open space or streetscape improvements proposed to satisfy the usable open space
8 requirements of Section 135 are not eligible for credit toward the contribution as In-Kind
9 improvements. No credit toward the contribution may shall be made for land value unless
10 ownership of the land is transferred to the City or a permanent public easement is granted, the
11 acceptance of which is at the sole discretion of the City.

12 (2) ~~The All In-Kind Improvements Agreements shall require also mandate a covenant of~~
13 ~~the project sponsor to reimburse all city agencies for their administrative and staff costs in~~
14 ~~negotiating, drafting, and monitoring compliance with the In-Kind Improvements Agreement.~~
15 The City also shall require the project sponsor to provide a letter of credit or other instrument,
16 acceptable in form and substance to the Planning Department and the City Attorney, to
17 secure the City's right to receive improvements as described above.

18 ~~(d) (g) Waiver or Reduction of Fees. The provisions for (1) Waiver or Reduction Based on~~
19 ~~Hardship or Absence of Reasonable Relationship. waiver or reduction of fees are set forth in Section~~
20 ~~406 of this Article. In addition to those provisions~~

21 ~~(A) A project applicant of any project subject to the requirements in this Section may appeal to~~
22 ~~the Board of Supervisors for a reduction, adjustment, or waiver of the requirements based upon the~~
23 ~~absence of any reasonable relationship or nexus between the impact of development and the amount of~~
24 ~~the fee charged or for the reasons set forth in subsection (2) below, a project applicant may request a~~
25 ~~waiver from the Board of Supervisors.~~

1 ~~(B) Any appeal of waiver requests under this clause shall be made in writing and filed with the~~
2 ~~Clerk of the Board no later than 15 days after the date the sponsor is required to pay and has paid to~~
3 ~~the Treasurer the fee as required in Section 327.3(b). The appeal shall set forth in detail the factual and~~
4 ~~legal basis for the claim of waiver, reduction, or adjustment. The Board of Supervisors shall consider~~
5 ~~the appeal at the hearing within 60 days after the filing of the appeal. The appellant shall bear the~~
6 ~~burden of presenting substantial evidence to support the appeal, including comparable technical~~
7 ~~information to support appellant's position. If a reduction, adjustment, or waiver is granted, any~~
8 ~~change of use or scope of the project shall invalidate the waiver, adjustment, or reduction of the fee. If~~
9 ~~the Board grants a reduction, adjustment or waiver, the Clerk of the Board shall promptly transmit the~~
10 ~~nature and extent of the reduction, adjustment or waiver to the Treasurer and Planning Department.~~

11 ~~(2) Waiver or Reduction Based on Duplication of Fees. This Section details waivers and~~
12 ~~reductions available by right for project sponsors that fulfill the requirements below.~~

13 ~~(A) A project applicant subject to the requirements of this Section who has received an~~
14 ~~approved building permit, conditional use permit or similar discretionary approval and who submits a~~
15 ~~new or revised building permit, conditional use permit or similar discretionary approval for the same~~
16 ~~property shall be granted a reduction, adjustment or waiver of the requirements of Section 327 of the~~
17 ~~Planning Code with respect to the square footage of construction previously approved.~~

18 ~~(B) The City shall not to assess duplicative fees on new development. In general project~~
19 ~~sponsors are only eligible for fee waivers under this clause if a contribution to another fee program~~
20 ~~would result in a duplication of charges for a particular type of community infrastructure. Therefore~~
21 ~~applicants may only receive a waiver for the portion of the Eastern Neighborhoods Public Benefits~~
22 ~~Fund that addresses that infrastructure type. Requirements under Section 135 do not qualify for waiver~~
23 ~~or reductions. Should future fees pose a duplicative charge, the same methodology shall apply and the~~
24 ~~Planning Department shall update the schedule of waivers or reductions accordingly.~~

1 (i) project sponsors Applicants with a development project located within an applicable
2 San Francisco Redevelopment Project Area may reduce their required contribution to the
3 Eastern Neighborhoods Public Benefits Fund by half of any total sum that they would
4 otherwise be required to pay under this Section, if the sponsor applicant:

5 (A) Has filed its first application, including an environmental evaluation application or
6 any other Planning Department or Building Department application before the effective date of
7 Section 423.1 et seq. this Ordinance and

8 (B) Provides the Zoning Administrator with written evidence, supported in writing by
9 the San Francisco Redevelopment Agency, that demonstrates the annual tax increment which
10 could be generated by the proposed project would support a minimum future bonding capacity
11 equal to \$10,000,000 or greater.

12 SEC. 423.4. IMPOSITION OF EASTERN NEIGHBORHOODS IMPACT FEE.

13 (a) Determination of Requirements. The Department shall determine the applicability of
14 Section 423.1 et seq. to any development project requiring a building or site permit and, if Section
15 423.1 et seq. is applicable, the amount of Eastern Neighborhoods Impact Fees required and shall
16 impose these requirements as a condition of approval for issuance of the building or site permit for the
17 proposed development project. The project sponsor shall supply any information necessary to assist the
18 Department in this determination.

19 (b) Notice to Development Fee Collection Unit of Requirements. Prior to the issuance of a
20 building or site permit for a development project subject to the requirements of Section 423.1 et seq.,
21 the Department shall notify the Development Fee Collection Unit at DBI of its final determination of
22 the amount of Eastern Neighborhoods Impact Fees required, including any reductions calculated for
23 an In-Kind Improvements Agreement, in addition to the other information required by Section 402(b) of
24 this Article.

1 (c) Development Fee Collection Unit Notice to Department Prior to issuance of the First
2 Certificate of Occupancy. The Development Fee Collection Unit at DBI shall provide notice in writing
3 or electronically to the Department prior to issuing the first certificate of occupancy for any
4 development project subject to Section 422.1 et seq. that has elected to fulfill all or part of its Eastern
5 Neighborhoods Impact Fee requirement with an In-Kind Improvements Agreement. If the Department
6 notifies the Unit at such time that the sponsor has not satisfied any of the terms of the In-Kind
7 Improvements Agreement, the Director of DBI shall deny any and all certificates of occupancy until the
8 subject project is brought into compliance with the requirements of Section 422.1 et seq., either
9 through conformance with the In-Kind Improvements Agreement or payment of the remainder of the
10 Eastern Neighborhood Impact Fees that would otherwise have been required, plus a deferral surcharge
11 as set forth in Section 107A.13.3.1 of the San Francisco Building Code.

12 (d) In the event that the Department or the Commission takes action affecting any
13 development project subject to Section 422.1 et seq. and such action is subsequently modified,
14 superseded, vacated, or reversed by the Department or the Commission, Board of Appeals, the Board
15 of Supervisors, or by court action, the procedures of Section 402(c) of this Article shall be followed.

16 SEC. ~~422.5.~~ ~~331.4.~~ LIEN PROCEEDINGS. If, for any reason, the Eastern Neighborhoods
17 Impact Fee imposed under Section 423.3 remains unpaid following issuance of the certificate of
18 occupancy, the Development Fee Collection Unit at DBI shall institute lien proceedings to make the
19 entire unpaid balance of the fee, plus interest and any deferral surcharge, a lien against all parcels
20 used for the development project in accordance with Section 408 of this Article and Section 107A.13.15
21 of the San Francisco Building Code.

22 ~~(a) A sponsor's failure to comply with the requirements of Sections 327.3, shall constitute~~
23 ~~cause for the City to record a lien against the development project in the sum of the fees required under~~
24 ~~this ordinance. The fee required by Section 327.3(b) of this ordinance is due and payable to the~~
25 ~~Treasurer prior to issuance of the first building or site permit for the development project unless a~~

1 ~~Waiver Agreement has been executed. If, for any reason, the fee remains unpaid following issuance of~~
2 ~~the permit and no Waiver Agreement has been executed, any amount due shall accrue interest at the~~
3 ~~rate of one and one-half percent per month, or fraction thereof, from the date of issuance of the permit~~
4 ~~until the date of final payment.~~

5 ~~(b) If, for any reason, the fee imposed pursuant to this ordinance remains unpaid following~~
6 ~~issuance of the permit, the Treasurer shall initiate proceedings in accordance with Article XX of~~
7 ~~Chapter 10 of the San Francisco Administrative Code to make the entire unpaid balance of the fee,~~
8 ~~including interest, a lien against all parcels used for the development project and shall send all notices~~
9 ~~required by that Article to the owner of the property as well as the sponsor. The Treasurer shall also~~
10 ~~prepare a preliminary report notifying the sponsor of a hearing to confirm such report by the Board of~~
11 ~~Supervisors at least 10 days before the date of the hearing. The report to the sponsor shall contain the~~
12 ~~sponsor's name, a description of the sponsor's development project, a description of the parcels of real~~
13 ~~property to be encumbered as set forth in the Assessor's Map Books for the current year, a description~~
14 ~~of the alleged violation of this ordinance, and shall fix a time, date, and place for hearing. The~~
15 ~~Treasurer shall cause this report to be mailed to the sponsor and each owner of record of the parcels of~~
16 ~~real property subject to lien. Except for the release of lien recording fees authorized by Administrative~~
17 ~~Code Section 10.237, all sums collected by the Tax Collector pursuant to this ordinance shall be held in~~
18 ~~trust by the Treasurer and deposited in the Eastern Neighborhoods Public Benefits Fund established in~~
19 ~~Section 327.6.~~

20 ~~(c) Any notice required to be given to a sponsor or owner shall be sufficiently given or served~~
21 ~~upon the sponsor or owner for all purposes hereunder if personally served upon the sponsor or owner~~
22 ~~or if deposited, postage prepaid, in a post office letterbox addressed in the name of the sponsor or~~
23 ~~owner at the official address of the sponsor or owner maintained by the Tax Collector for the mailing~~
24 ~~of tax bills or, if no such address is available, to the sponsor at the address of the development project,~~
25 ~~and to the applicant for the site or building permit at the address on the permit application.~~

1 ~~SEC. 327.5. EASTERN NEIGHBORHOODS IMPACT FEE REFUND WHEN BUILDING~~
2 ~~PERMIT IS MODIFIED OR EXPIRES PRIOR TO COMPLETION OF WORK AND~~
3 ~~COMMENCEMENT OF OCCUPANCY.~~

4 ~~In the event a building permit is modified to expand or reduce project size, the obligation to~~
5 ~~comply with this ordinance shall be modified accordingly. In the event a building expires prior to~~
6 ~~completion of the work on and commencement of occupancy of a residential or non-residential~~
7 ~~development project so that it will be necessary to obtain a new permit to carry out any development,~~
8 ~~the obligation to comply with this ordinance shall be cancelled, and any Eastern Neighborhoods~~
9 ~~Impact Fee previously paid to the Treasurer shall be refunded. If and when the sponsor applies for a~~
10 ~~new permit, the procedures set forth in this ordinance regarding payment of the Eastern~~
11 ~~Neighborhoods Impact Fee shall be followed.~~

12 SEC. ~~423.6.~~ 327.6. THE EASTERN NEIGHBORHOODS PUBLIC BENEFITS FUND.

13 (a) There is hereby established a separate fund set aside for a special purpose
14 entitled the Eastern Neighborhoods Public Benefits Fund ("Fund"). All monies collected by the
15 Development Fee Collection Unit at DBI Treasurer pursuant to Section ~~423.3(b)~~ 327.3(b) shall be
16 deposited in a special fund maintained by the Controller. The receipts in the Fund to be used
17 solely to fund Public Benefits subject to the conditions of this Section.

18 (b) Expenditures from the Fund shall be recommended by the Planning Commission,
19 and administered by the Board of Supervisors.

20 (1) All monies deposited in the Fund shall be used to design, engineer, acquire, and
21 develop and improve public open space and recreational facilities; transit, streetscape and
22 public realm improvements; and community facilities including child care and library materials,
23 as defined in the Eastern Neighborhoods Nexus Studies; or housing preservation and
24 development within the Eastern Neighborhoods Plan Area. Funds may be used for childcare
25 facilities that are not publicly owned or "publicly-accessible". Funds generated for 'library

1 resources' should be used for materials in branches that directly service Eastern
2 Neighborhoods residents. Monies from the Fund may be used by the Planning Commission to
3 commission economic analyses for the purpose of revising the fee *pursuant to Section 327.3(d)*
4 ~~above~~, and/or to complete an updated nexus study to demonstrate the relationship between
5 development and the need for public facilities if this is deemed necessary.

6 (2) Funds may be used for administration and accounting of fund assets, for additional
7 studies as detailed in the Eastern Neighborhoods Public Benefits Program Document, and to
8 defend the Community Stabilization fee against legal challenge, including the legal costs and
9 attorney's fees incurred in the defense. Administration of this fund includes time and materials
10 associated with reporting requirements, facilitating the Eastern Neighborhoods Citizens
11 Advisory Committee meetings, and maintenance of the fund. All interest earned on this
12 account shall be credited to the Eastern Neighborhoods Public Benefits Fund.

13 (c) Funds shall be deposited into specific accounts according to the improvement type
14 for which they were collected. Funds from a specific account may be used towards a different
15 improvement type, provided said account or fund is reimbursed over a five-year period of fee
16 collection. Funds shall be allocated to accounts by improvement type as described below:

17 (1) Funds collected from all zoning districts in the Project Area, excluding Designated
18 Affordable Housing Zones shall be allocated to accounts by improvement type according to
19 Table 423.6 ~~327.6~~.

20 (2) Funds collected in designated affordable housing zones (Mission NCT and MUR
21 (as defined in 423.2 (3) ~~327.2(b)~~), shall be allocated to accounts by improvement type as
22 described in Table 423.6A ~~327.6A~~. The revenue devoted to affordable housing preservation
23 and development shall be deposited into a specific amount to be held by the Mayor's Office of
24 Housing.

1 A. All funds collected from projects in the Mission NCT that are earmarked for
 2 affordable housing preservation and development shall be expended on housing programs
 3 and projects within the Mission Area Plan boundaries.

4 B. All funds collected from projects in the MUR that are earmarked for affordable
 5 housing preservation and development shall be expended on housing programs and projects
 6 shall be expended within the boundaries of 5th to 10th Streets/Howard to Harrison Streets.

7 C. Collectively, the first \$10 million in housing fees collected between the two
 8 Designated Affordable Housing Zones shall be utilized for the acquisition and rehabilitation of
 9 existing housing.

10 (3) All funds are supported by the Eastern Neighborhoods Nexus Studies, San
 11 Francisco Planning Department, Case No. 2004.0160, and monitored according to the
 12 Eastern Neighborhoods Area Plans Monitoring Program required by the Administrative Code
 13 *Section (note: section number to be determined)* and detailed by separate resolution.

14 TABLE ~~423.6~~ 327.6

15 BREAKDOWN OF EASTERN NEIGHBORHOODS PUBLIC BENEFIT FEE/FUND BY
 16 IMPROVEMENT TYPE*

Improvement Type	Residential	Non-residential
Open space and recreational facilities	50%	7%
Transit, streetscape and public realm improvements	42%	90%
Community facilities (child care and library materials)	8%	3%

1 approximate date by which the construction of public improvements will commence; (7) a
2 description of any inter-fund transfer or loan and the public improvement on which the
3 transferred funds will be expended; and (8) amount of refunds made and any allocations of
4 unexpended fees that are not refunded.

5 ~~(e) Approximately every fifth fiscal year following the first deposit into the account, as~~
6 ~~coordinated with other planning efforts monitoring activity, the following account reporting shall be~~
7 ~~made by the Controller's office in coordination with the Planning Department: (1) purpose to which the~~
8 ~~fee is to be put; (2) demonstrate a reasonable relationship between the fee and the purpose for which it~~
9 ~~is charged; (3) identify all sources and amounts of funding anticipated to complete financing in~~
10 ~~incomplete improvements identified in this ordinance and subsequent reporting; and (4) designate the~~
11 ~~approximate dates on which the sources and amounts of funding is expected to be deposited into the~~
12 ~~appropriate account or fund. The reporting requirements detailed in this section refer to the current~~
13 ~~requirements under State law, Government Code 66000, and are detailed here to insure that this fund~~
14 ~~fulfills all legal obligations as detailed by the State of California. Any applicable amendments to State~~
15 ~~law, Government Code 66000, automatically apply to the reporting requirements of this ordinance and~~
16 ~~the ordinance should be amended accordingly.~~

17 ~~(e) (f)~~ A public hearing shall be held by the Recreation and Parks Commissions to
18 elicit public comment on proposals for the acquisition of property using monies in the Fund
19 that will ultimately be maintained by the Department of Recreation and Parks. Notice of public
20 hearings shall be published in an official newspaper at least 20 days prior to the date of the
21 hearing, which notice shall set forth the time, place, and purpose of the hearing. The Parks
22 Commissions may vote to recommend to the Board of Supervisors that it appropriate money
23 from the Fund for acquisition and development of property acquired for park use.

24 ~~(f) (g)~~ The Planning Commission shall work with other City agencies and
25 commissions, specifically the Department of Recreation and Parks, ~~DPW Department of Public~~

1 ~~Works~~, and the MTA Municipal Transportation Authority, to develop agreements related to the
2 administration of the improvements to existing public facilities and development of new public
3 facilities within public rights-of-way or on any acquired public property, using such monies as
4 have been allocated for that purpose at a hearing of the Board of Supervisors.

5 ~~(g) (h)~~ The Planning Commission, based on findings from the Interagency Planning &
6 Implementation Committee (IPIC), shall make recommendations to the Board regarding
7 allocation of funds.

8 ~~(h) (i)~~ Within 60 days of receiving the Eastern Neighborhoods Capital Expenditure
9 Evaluation Report as specified in Administrative Code Section 10E.7, the Office of the
10 Controller shall assess whether funds collected from the Eastern Neighborhoods Impact Fee
11 are being effectively utilized for capital projects serving the Eastern Neighborhoods, and
12 whether such projects are successfully advancing towards implementation, as set forth in the
13 abovementioned Section. Based on this assessment, the following shall occur:

14 (A) If the Controller determines that the funds have been effectively utilized as set
15 forth in Section 10E.7 of the Administrative Code, the Controller shall issue an affirmative
16 finding to the Board of Supervisors and the Planning Commission certifying that the intent of
17 this aforementioned Section is being met. No further Controller action is necessary for
18 purposes of this Subsection.

19 (B) If the Controller fails to issue the certification described in Subsection ~~(h) (i)~~(A)
20 above or if the Controller determines that the fees are not being effectively utilized as set forth
21 in Administrative Code Section 10E.7 and notifies the Board of Supervisors and Planning
22 Commission of this determination, then the following shall occur:

23 (i) Any project specified below within the Eastern Neighborhoods Area Plan that has
24 not already received final and effective approvals from the Planning Department, Zoning
25

1 Administrator, and/or the Planning Commission, shall require a conditional use authorization,
2 in addition to any other approvals necessary under the Planning Code:

3 (aa) Residential projects containing more than 10 new units that have not received
4 issuance of their first site or building permit; or

5 (bb) Non-residential projects containing a net new addition or new construction of
6 10,000 square feet or more that have not received issuance of their first site or building
7 permit.

8 (C) Elimination of interim conditional use requirement. (i) At any time after the
9 Controller has determined that Eastern Neighborhood impact fees are not being effectively
10 utilized as set forth in Section ~~423.6(h)(B)~~ ~~327.6(i)(B)~~ above, or fails to certify that they are
11 being effectively utilized as set forth in Section ~~423.6(h)(A)~~ ~~327.6(i)(A)~~, the Planning
12 Department may provide the Controller with a newly updated or revised Eastern
13 Neighborhoods Capital Expenditure Evaluation Report.

14 (ii) Within 60 days of receiving an updated or revised Report, the Office of the
15 Controller shall determine whether funds collected from the Eastern Neighborhoods Public
16 Benefit Fee are being effectively utilized for capital projects serving the Eastern
17 Neighborhoods consistent with the intent of the Section 10E.7 of the Administrative Code.

18 (iii) If, on the basis of a new, updated or revised Eastern Neighborhoods Capital
19 Expenditure Evaluation Report, the Controller determines that the development impact fees
20 collected to date are being effectively utilized as set forth in Section ~~423.6(h)(A)~~ ~~327.6(i)(A)~~
21 above, any projects within the Eastern Neighborhoods Plan Area that required a conditional
22 use authorization on an interim basis as set forth in Section ~~423.6(h)(B)~~ ~~327.6(i)(B)~~ shall no
23 longer require such conditional use authorization unless the underlying use requires
24 conditional use authorization independent of the requirements set forth in Section ~~423.6(i)(B)~~
25 ~~327.6(j)(B)~~.

1 SEC. 424 (formerly a portion of Section 249.33). (7) VAN NESS AND MARKET
2 AFFORDABLE HOUSING AND NEIGHBORHOOD INFRASTRUCTURE FEE AND
3 PROGRAM. Sections 424.1 through 424.6, hereafter referred to as Section 424.1 et seq., set forth the
4 requirements and procedures for the Van Ness and Market Affordable Housing and Neighborhood
5 Infrastructure Program.

6 SEC. 424.1. FINDINGS. (A) ~~Purpose and Findings.~~

7 A. (i) Affordable Housing: The Van Ness and Market Residential SUD enables the
8 creation of a very dense residential neighborhood through significant increases in
9 development potential. This increase in development potential permits an increase in market
10 rate housing development. As described in Section 415.1, 315.2 affordable housing is a priority
11 for San Francisco and additional demand for affordable housing is closely correlated to the
12 development of new market rate housing. At the direction of the Board of Supervisors and as
13 part of a larger analysis of development impact fees in the City, the City contracted with
14 Keyser Marston Associates to prepare a nexus analysis in support of the Inclusionary Housing
15 Program, or an analysis of the impact of development of market rate housing on affordable
16 housing supply and demand.

17 The City's ~~current position is that the City's~~ Inclusionary Housing Program including the
18 in-lieu fee provision which is offered as an alternative to building units within market rate
19 projects, is not subject to the requirements of the Mitigation Fee Act, Government Code
20 Sections 66000 et seq. Notwithstanding this policy, as an additional support measure, the City
21 prepared a nexus study consistent with the Mitigation Fee Act to determine whether the Inclusionary
22 Affordable Housing Program was supported by such analysis. While the City does not expect to alter its
23 position on this matter, due to past legislative actions supporting such a study, the Citywide study being
24 undertaken to conduct nexus studies in other areas, and a general interest in determining whether the
25 Inclusionary Program can be supported by a nexus type analysis as an additional support measure, the

1 ~~City contracted to undertake the preparation of a nexus analysis.~~ The final nexus study can be found
2 in the Board of Supervisors File No. _____ and is incorporated by reference
3 herein. The Board of Supervisors has reviewed the study and the Department's staff analysis
4 and report of the study and, on that basis finds that the nexus study supports the current
5 ~~i~~Inclusionary Affordable ~~h~~Housing Program requirements as specified in this Section 424.1 et
6 seq. 249.33 combined with this Affordable Housing FAR Bonus Program. Specifically, the
7 Board finds that the nexus study: identifies the purpose of the fee to mitigate impacts on the
8 demand for affordable housing in the City; identifies the use to which the fee is to be put as
9 being to increase the City's affordable housing supply; and establishes a reasonable
10 relationship between the use of the fee for affordable housing and the need for affordable
11 housing and the construction of new market rate housing. Moreover, the Board finds that the
12 current inclusionary requirements combined with the Affordable Housing FAR Bonus Program
13 are less than the cost of mitigation and do not include the costs of remedying any existing
14 deficiencies. The Board also finds that the study establishes that the current inclusionary
15 requirements combined with the Affordable Housing FAR Bonus Program do not duplicate
16 other City requirements or fees.

17 Moreover, according to the study undertaken by Seifel Consulting at the direction of the
18 Planning Department, increased development potential in the Van Ness and Market
19 Downtown Residential Special Use district through the increased FAR allowance enables an
20 increased contribution to the Citywide Affordable Housing Fund without discouraging the
21 development of new market rate housing. A copy of said study is on file with the Clerk of the
22 Board of Supervisors in File No. _____.

23 B. (ii) Neighborhood Infrastructure. The Van Ness & Market Residential SUD enables
24 the creation of a very dense residential neighborhood in an area built for back-office and
25 industrial uses. Projects that seek the FAR bonus above the maximum cap would introduce a

1 very high localized density in an area generally devoid of necessary public infrastructure and
2 amenities, as described in the Market & Octavia Area Plan. While envisioned in the Plan, such
3 projects would create localized levels of demand for open space, streetscape improvements,
4 community facilities and public transit above and beyond the levels both existing in the area
5 today and funded by the Market & Octavia Community Improvements Fee. Such projects also
6 entail construction of relatively taller or bulkier structures in a concentrated area, increasing
7 the need for offsetting open space for relief from the physical presence of larger buildings.
8 Additionally, the FAR bonus provisions herein are intended to provide an economic incentive
9 for project sponsors to provide public infrastructure and amenities that improve the quality of
10 life in the area. The bonus allowance is calibrated based on the cost of responding to the
11 intensified demand for public infrastructure generated by increased densities available
12 through the FAR density bonus program.

13 C. (iii) Public Improvements. The public improvements acceptable in exchange for
14 granting the FAR bonus, and that would be necessary to serve the additional population
15 created by the increased density, are listed below. All public improvements shall be consistent
16 with the Market & Octavia Area Plan.

17 (1) (a) Open Space Acquisition and Improvement: Brady Park (as described in the
18 Market & Octavia Area Plan), or other open space of comparable size and performance. Open
19 space shall be dedicated for public ownership or permanent easement for unfettered public
20 access and improved for public use, including landscaping, seating, lighting, and other
21 amenities.

22 (2) (b) Streetscape and Pedestrian Improvements: Streetscape improvements within
23 the Special Use District as described in the Market & Octavia Area Plan, including Van Ness
24 and South Van Ness Avenues, Gough, Mission, McCoppin, Otis, Oak, Fell, 11th and 12th
25 Streets, along with adjacent alleys. Improvements include sidewalk widening, landscaping and

1 trees, lighting, seating and other street furniture (e.g. newsracks, kiosks, bicycle racks),
2 signage, transit stop and subway station enhancements (e.g. shelters, signage, boarding
3 platforms), roadway and sidewalk paving, and public art.

4 (3) (e) Affordable Housing. The type of affordable housing needed in San Francisco is
5 documented in the City's Consolidated Plan and the Residence Element of the General Plan.
6 New affordable rental housing and ownership housing affordable to households earning less
7 than the median income is greatly needed in San Francisco.

8 SEC. 424.2. DEFINITIONS. The definitions set forth in Section 401 of this Article shall govern
9 the interpretation of Section 424.1 et seq.

10 SEC. 424.3. APPLICATION OF VAN NESS AND MARKET AFFORDABLE HOUSING AND
11 NEIGHBORHOOD INFRASTRUCTURE FEE AND PROGRAM.

12 (a) Application. Section 424.1 et seq. shall apply to any development project located in the
13 Van Ness and Market Downtown Residential Special Use District, as established in Section 249.33 of
14 this Code.

15 (b) Amount of Fee. All uses in any development project within the Van Ness and Market
16 Downtown Residential Special Use District shall pay \$45.00 per net additional gross square foot of
17 floor area in any portion of building area exceeding the base development site FAR of 9:1.

18 (c) Option for In-Kind Provision of Infrastructure Improvements and Fee Credits. The
19 Commission may reduce the total amount of fees generated by the neighborhood infrastructure portion
20 (\$15.00 per net additional gross square foot of floor area) of the Van Ness and Market Downtown
21 Residential Special Use District Affordable Housing and Neighborhood Infrastructure Fee owed for
22 specific development projects in cases where the Director has recommended approval and the project
23 sponsor has entered into an In-Kind Improvements Agreement with the City. In-Kind Improvement
24 Agreements may only be accepted if they are identified in the Market and Octavia Area Plan of the
25 General Plan, mitigate impacts of growth in the general vicinity of the Van Ness and Market Downtown

1 Residential Special Use District area, meet identified community needs as analyzed in the Market and
2 Octavia Area Plan Community Improvements Program, and serve as a substitute for improvements
3 funded by infrastructure impact fee revenue such as street improvements, transit improvements, and
4 community facilities. Open space or streetscape improvements proposed to satisfy the usable open
5 space requirements of Section 135 are not eligible as in-kind improvements. No proposal for in-kind
6 improvements shall be accepted that does not conform to the criteria above. Project sponsors that
7 pursue In-Kind Improvement Agreements with the City will be charged time and materials for any
8 additional administrative costs that the Department or any other City agency incurs in processing the
9 request.

10 (1) The \$15.00 per gross square foot neighborhood infrastructure portion of the Van Ness and
11 Market Downtown Residential Special Use District Affordable Housing and Neighborhood
12 Infrastructure Fee may be reduced by the total dollar value of any infrastructure improvements
13 provided through an In-kind Improvements Agreement recommended by the Director and approved by
14 the Commission. For the purposes of calculating the total dollar value, the project sponsor shall
15 provide the Department with a cost estimate for the proposed in-kind improvement(s) from two
16 independent sources or, if relevant, real estate appraisers. If the City has completed a detailed site-
17 specific cost estimate for a planned improvement this may serve as one of the cost estimates provided it
18 is indexed to current cost of construction. Based on these estimates, the Director shall determine the
19 appropriate value of the in-kind improvements and the Commission shall reduce the infrastructure
20 portion of the Van Ness and Market Downtown Residential SUD Affordable Housing and
21 Neighborhood Infrastructure Fee otherwise due by an equal amount. No credit shall be made for land
22 value unless ownership of land is transferred to the City or a permanent public easement is granted, the
23 acceptance of which is at the sole discretion of the City.

24 (2) All In-Kind Improvement Agreements shall require the project sponsor to reimburse all
25 City agencies for their administrative and staff costs in negotiating, drafting, and monitoring

1 compliance with the In-Kind Improvements Agreement. The City also shall require the project sponsor
2 to provide a letter of credit or other instrument, acceptable in form and substance to the Department
3 and the City Attorney, to secure the City's right to receive improvements as described above.

4 ~~(B) The Van Ness and Market Affordable Housing and Neighborhood Infrastructure Program~~
5 ~~("Program") is hereby established and shall be implemented through In-Kind public improvements,~~
6 ~~participation in Community Facilities (Mello-Roos) District, or in-lieu payment to the Van Ness and~~
7 ~~Market Neighborhood Infrastructure Fund ("Fund") or in-lieu payments to the Citywide Affordable~~
8 ~~Housing Fund.~~

9 ~~(i) The Program shall be administered by the Board of Supervisors, except for the in-lieu fee~~
10 ~~payments to the Citywide Affordable Housing Fund, which shall be administered as provided for in~~
11 ~~Section 315 et seq.~~

12 ~~(C) Value, Form, and Timing of Contribution to the Program.~~

13 ~~(i) The total value of the contribution ("contribution") to the Program shall be equal to \$15.00~~
14 ~~per additional gross square foot above a site FAR of 9:1. The contribution must be made or the fee paid~~
15 ~~prior to issuance by the Department of Building Inspection of the first site or building permit for the~~
16 ~~subject project. Except as provided in Section 7(C)(vii), \$0.00 must be paid as a fee to the Citywide~~
17 ~~Affordable Housing Fund as described below in Subsection (7)(C)(v); and \$15.00 or its equivalent must~~
18 ~~be paid or contributed to the Van Ness and Market Neighborhood Infrastructure Program in one of the~~
19 ~~ways described below in Subsections (ii) through (iii) including any form of any combination, either in~~
20 ~~whole or in part, of an In-Kind Agreement to provide neighborhood improvements, In-Lieu Payment to~~
21 ~~the City Treasurer, or a Community Facilities District Agreement to participate in a Mello-Roos~~
22 ~~Community Facilities District. The fee may be adjusted in accordance with the procedures described in~~
23 ~~Section 326.3(d) or 315.6(b)3.~~

1 (ii) ~~In-Kind Improvements. The Planning Commission may allow the provision of In-Kind~~
2 ~~Improvements, through the approval of an In-Kind Agreement in accordance with the procedures~~
3 ~~outlined in Section 326.3(e).~~

4 (iii) ~~In-Lieu Payment. Because the total cost of the individual public improvements (e.g. a~~
5 ~~public park or a streetscape project) may be greater than the proportional contribution to the Program~~
6 ~~or the need created by any one project, and because it may be infeasible or impractical to make a~~
7 ~~fractional public improvement (e.g. acquisition of a fraction of a park) it is necessary to allow direct~~
8 ~~payments, at the rate described in Subsection (7)(C)(i) above, in lieu of providing In-Kind~~
9 ~~improvements, as a form of contribution, either in whole or in part, to the Program. Such payment~~
10 ~~shall be made to the City Treasurer for deposit in the Van Ness and Market Neighborhood~~
11 ~~Infrastructure Fund. Upon payment of the In-Lieu Payment in full to the Treasurer, the Treasurer shall~~
12 ~~issue a certification that the credit has been paid.~~

13 (iv) ~~Community Facilities District. The Planning Commission may allow the participation in a~~
14 ~~Community Facilities (Mello-Roos) District through the procedures described in Section 326.3 (f) and~~
15 ~~(g).~~

16 (v) ~~Zero dollars per square foot (\$0.00) except as provided in 7(C)(vii) shall be deposited in~~
17 ~~the special fund maintained by the Controller called the Citywide Affordable Housing Fund as~~
18 ~~established by Section 313.12. Except as specifically provided in this Section, collection, management,~~
19 ~~enforcement, and expenditure of funds shall conform to the requirements related to in-lieu fees in~~
20 ~~Planning Code Sections 315 et seq., specifically including, but not limited to, the provisions of Section~~
21 ~~315.6.~~

22 (vi) ~~The sponsor shall present the Treasurer certification of In-Lieu Payment, or a signed In-~~
23 ~~Kind Agreement and/or Community Facilities District Agreement totaling the full value of the~~
24 ~~contribution to the Planning Department and Department of Building Inspection prior to the issuance~~
25 ~~by DBI of the first site or building permit for the project. A failure of the Treasurer, DBI or the~~

1 ~~Planning Department to give any notice under this Section shall not relieve a sponsor from compliance~~
2 ~~with this Section.~~

3 ~~(vii) At the close of the fiscal year in which the Market and Octavia Community Improvements~~
4 ~~Program has generated funding for no less than \$211 million for expenditure in the plan area,~~
5 ~~including revenue generated through Planning Code 249.33, and Section 326 fee payment, In-Kind and~~
6 ~~community facility district contributions; public grants; San Francisco general funds; assessment~~
7 ~~districts; and other sources which contribute to the overall programming; all future funds generated~~
8 ~~through this Section, 249.33 of the Planning Code shall be redirected one hundred (100) percent to the~~
9 ~~Citywide Affordable Housing Fund.~~

10 SEC. 424.4. LIEN PROCEEDINGS. If, for any reason, the Community Improvements Impact
11 Fee imposed under Section 422.3 remains unpaid following issuance of the certificate of occupancy,
12 the Development Fee Collection Unit at DBI shall institute lien proceedings to make the entire unpaid
13 balance of the fee, plus interest and any deferral surcharge, a lien against all parcels used for the
14 development project in accordance with Section 408 of this Article and Section 107A.13.15 of the San
15 Francisco Building Code.

16 SEC. 424.5. VAN NESS AND MARKET DOWNTOWN RESIDENTIAL SPECIAL USE
17 DISTRICT AFFORDABLE HOUSING FUND. Thirty dollars (\$30.00) of each forty-five dollars
18 (\$45.00) per gross square foot of the Van Ness and Market Downtown Residential Special Use District
19 Affordable Housing and Neighborhood Infrastructure Fee collected by the Development Fee Collection
20 Unit at DBI pursuant to Subsection 424.3(b) shall be deposited in the special fund maintained by the
21 Controller called the Citywide Affordable Housing Fund established by Section 413.10. Except as
22 specifically provided in this Section, collection, management, enforcement, and expenditure of funds
23 shall conform to the requirements related to in-lieu fees in Planning Code Section 415.1 et seq.,
24 specifically including, but not limited to, the provisions of Section 415.7.
25

1 ~~(D)~~ SEC. 424.6. VAN NESS AND MARKET DOWNTOWN RESIDENTIAL SPECIAL USE
2 DISTRICT INFRASTRUCTURE FUND. (a) There is hereby established a separate fund set
3 aside for a special purpose entitled the Van Ness and Market Neighborhood Infrastructure
4 Fund ("Fund"). Fifteen dollars (\$15.00) of each forty-five dollars (\$45.00) per gross square foot of the
5 Van Ness and Market Downtown Residential Special Use District Affordable Housing and
6 Neighborhood Infrastructure Fee collected by the Development Fee Collection Unit at DBI Treasurer
7 pursuant to Subsection 424.3(b) ~~(7)(C)(i)~~ above shall be deposited in ~~this~~ the fFund, which shall
8 ~~to~~ be maintained by the Controller. The receipts of the Fund are hereby appropriated in
9 accordance with law to be used solely to fund public infrastructure subject to the following
10 conditions:

11 (i) All monies deposited in the Fund, plus accrued interest, shall be used solely to
12 design, engineer, acquire and develop neighborhood open spaces and streetscape
13 improvements that result in new publicly-accessible facilities within the Van Ness and Market
14 Downtown Residential Special Use District or the area bounded by 10th Street, Howard Street,
15 South Van Ness Avenue, the northeastern line of the Central Freeway, Market Street, Franklin
16 Street, Hayes Street, and Polk Street. These improvements shall be consistent with the
17 Market and Octavia Area Plan of the General Plan and any Plan that is approved by the
18 Board of Supervisors in the future for the area covered by ~~this SUD~~ the Van Ness and Market
19 Downtown Residential Special Use District, except that monies from the Fund may be used by
20 the Planning Commission to commission studies to revise the fee ~~pursuant to Subsection~~
21 ~~(7)(C)(i)~~ above, or to commission landscape, architectural or other planning, design and
22 engineering services in support of the proposed public improvements.

23 (ii) No portion of the Fund may be used, by way of loan or otherwise, to pay any
24 administrative, general overhead, or similar expense of any public entity.

1 (iii) The Controller's Office shall file an annual report with the Board of Supervisors by
2 the end of the City's fiscal year beginning one year after the effective date of this ordinance, which
3 report shall set forth the amount of money collected in the Fund. Monies in the Fund shall be
4 appropriated by the Board of Supervisors and administered by the Director of Planning.

5 (iv) At the close of a fiscal year in which the Market and Octavia Community Improvements
6 Program has generated funding for no less than \$211 million of expenditures in the plan area,
7 including revenue generated through this Section 424.1 et seq., Section 421 fee payments, in-kind
8 improvements, public grants, San Francisco general funds, assessment districts, and other sources
9 which contribute to the overall programming, all future funds generated through Section 424.1 et seq.
10 shall be redirected one hundred (100) percent to the Citywide Affordable Housing Fund.

11 (v) ~~(iv)~~ Expenditure of funds shall be coordinated with appropriate City agencies as
12 detailed in Section 421.6 ~~326.6~~ (d) and (e).

13 (vi) ~~(v)~~ The Director ~~of Planning~~ shall have the authority to prescribe rules and
14 regulations governing the Fund, which are consistent with Section 424.1 et seq. ~~this ordinance~~.
15 The Director ~~of Planning~~ shall make recommendations to the Board regarding allocation of
16 funds.

17 Section 3. INSTRUCTION TO PUBLISHER.

18 The publisher shall put a note at the original location of the renumbered sections
19 stating that the text of those sections has been moved and providing the new section number.

20
21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: _____
24 JUDITH A. BOYAJIAN
25 Deputy City Attorney

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