

REVISED LEGISLATIVE DIGEST
(Substituted, 4/18/2017)

[Administrative Code, Planning Code - Designated Child Care Units]

Ordinance amending the Administrative Code and the Planning Code to provide that if a developer of a project with 10 or more affordable units elects to provide one or more Designated Child Care Units in lieu of paying the Residential Child Care Impact Fee, Designated Child Care Unit(s) may be affordable unit(s); and affirming the Planning Department's determination under the California Environmental Quality Act, making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and making a finding of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Existing Law

Planning Code Section 414.A provides an option for developers to provide Designated Child Care Units in lieu of paying the Residential Child Care Impact Fee. Currently, Section 414.A.6(a)(5) provides that a Designated Child Care Unit may not also be a residential unit that is required to meet the affordable housing requirements of Planning Code Section 415 et seq., which establishes the City's Inclusionary Affordable Housing Program. These affordable housing units are also referred to as "On-site" or "Off-site" units because they can be provided on the project site or at a different location from the proposed project.

Administrative Code Chapter 47 establishes preferences for affordable housing in the City's Inclusionary Housing Program. Currently, preferences exist for holders of residential certificates under the former San Francisco Redevelopment Agency's Owner and Occupant Preference Program, certain displaced tenants, and certain neighborhood residents.

Amendments to Current Law

This ordinance would amend the Administrative Code and the Planning Code to allow a project developer to use required affordable housing units (aka an "On-site" or "Off-site" units) as Designated Child Care Units if the developer opts to provide Designated Child Care Unit(s) on the project site instead of paying the Residential Child Care Impact Fee. This option to use an affordable unit as a Designated Child Care Unit only applies if the project provides 10 or more affordable housing unit. If the project provides fewer than 10 affordable housing units, then a Designated Child Care Unit may not also be an affordable housing unit.

The ordinance would also amend the Administrative Code to provide that operators of licensed Small Family Daycare Homes would get preference in affordable housing units if those units are used to provide child care under this program.

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