

File No. 150568

Committee Item No. _____

Board Item No. 25

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date June 22, 2015

Board of Supervisors Meeting

Date July 21, 2015

Cmte Board

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Completed by: Linda Wong Date June 18, 2015

Completed by: Linda Wong Date July 9, 2015

[Administrative, Planning, Subdivision Codes - Citywide Affordable Housing Fund, Mayor's Housing Programs Fees Fund]

Ordinance amending the Administrative Code to add the Citywide Affordable Housing Fund as a Category Eight self-appropriating fund; amending the Planning and Subdivision Codes to make corresponding changes to affordable housing fee provisions related to the Citywide Affordable Housing Fund; revising the Mayor's Housing Programs Fees Fund to change it to a Category Eight self-appropriating fund; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in *single-underline italics Times New Roman font*. Deletions to Codes are in *strikethrough italics Times New Roman font*. Board amendment additions are in double-underlined Arial font. Board amendment deletions are in ~~Arial font~~. Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings.

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

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that The Board of Supervisors finds that the actions contemplated in this

1 ordinance are consistent, on balance, with the City's General Plan and eight priority policies of
2 Planning Code Section 101.1 because, although it will have little effect on the General Plan
3 and Priority Policies, these minor changes will clarify and streamline how funds are to be used
4 for provision of affordable housing. - The Board adopts these findings as its own. A copy of
5 said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and
6 is incorporated herein by reference.

7 (eb) Pursuant to Planning Code Section 302, this Board finds that ~~this~~ the Planning
8 Code Amendment will serve the public necessity, convenience, and welfare because it will
9 clarify and streamline how funds are to be used for provision of affordable housing. - for the
10 reasons set forth in Planning Commission Resolution No. _____, and the Board incorporates
11 such reasons herein by reference.

12
13 Section 2. The Administrative Code is hereby amended by adding Section 10.100-49
14 and revising Section 10.100-117, to read as follows:

15 **SEC. 10.100-49. CITYWIDE AFFORDABLE HOUSING FUND.**

16 (a) Establishment of Fund. The Citywide Affordable Housing Fund is established as a
17 category eight fund to receive fee revenue dedicated to affordable housing and other contributions to
18 the fund. The fund receives money from, among other sources:

19 (1) The Jobs Housing Linkage Program, Planning Code Section 413 et seq.;

20 (2) The Inclusionary Affordable Housing Program, Planning Code Section 415 et
21 seq.;

22 (3) The Market and Octavia Affordable Housing Program, Planning Code Section
23 416.5;

24 (4) The Eastern Neighborhoods Housing Fund, Planning Code Section 423.5;
25

1 (5) The Expedited Condominium Conversion Program, Subdivision Code Section
2 1396.4; and,

3 (6) Repayments of loans and other program income associated with investments
4 initially made with monies from the fund.

5 (b) Use of Fund. The fund is to be used exclusively by the Mayor's Office of Housing and
6 Community Development, or its successor, for the purpose of supporting affordable housing in San
7 Francisco. Specific eligible uses of the fund are delineated for each fee in the code where the fee is
8 established. Within the fund, all fees, repayments, and program income shall be separately accounted
9 for as required by each fee.

10 (c) Exceptions to Fund Category. The Director of the Mayor's Office of Housing and
11 Community Development shall approve all expenditures from the fund.

12 (d) Administration of Fund. The Mayor's Office of Housing and Community Development, or
13 its successor, shall administer the fund and shall report annually to the Board of Supervisors on the
14 current status of the fund, the amounts approved for disbursement, and the number and types of
15 housing units or households assisted. The Mayor's Office of Housing and Community Development
16 shall have the authority to prescribe rules and regulations governing the Fund.

17
18 **SEC. 10.100-117. MAYOR'S OFFICE OF HOUSING PROGRAMS FEES FUND.**

19 (a) Establishment of Fund. The Mayor's Housing Programs Fees Fund is established
20 as a category ~~two~~ eight fund to receive monies from fees earned by the Mayor's Office of
21 Housing and Community Development in connection with the administration of affordable
22 housing. Such fees shall include, but are not be limited to, fees from single-family and
23 multifamily housing mortgage revenue bonds as issuer or as administrator, fees from the
24 California Natural Disaster Assistance Program, and fees from similar housing programs in
25 which the city earns fees for services provided by the Mayor's Office of Housing and

1 Community Development. This Section 10.100-117 shall not authorize the levy of fees except as
2 otherwise provided by ordinance or resolution of the Board of Supervisors.

3 (b) Use of Fund. The fund shall be used for the purpose of supporting the City's
4 efforts to provide affordable housing for persons and households of low and moderate income
5 in the City. For the purposes of this Fund, "low and moderate income" shall mean incomes
6 which are not greater than 120 percent of median for San Francisco, as defined by the United
7 States Department of Housing and Urban Development. Monies from the Fund may be used
8 for the following purposes:

9 (1-) To pay the costs of the Mayor's Office of Housing and Community Development
10 for administering housing programs for which administrative funding is not otherwise available
11 from the City's General Fund, federal or state grants, or other sources of administrative
12 funding. Such programs shall include the City's single-family and multifamily housing
13 mortgage revenue bond programs, the first time homebuyer programs, rental housing
14 development programs, and the monitoring of units to ensure their continued affordability.

15 (2-) To the extent that monies are available and not needed to cover current and
16 anticipated future administrative costs described in Subparagraph (1), ~~and with the approval of~~
17 ~~the Board of Supervisors, to the Mayor's Office of Housing and Community Development may~~ transfer
18 said monies to the Citywide Affordable Housing Fund, Administrative Code Section 10.100-49, to
19 make loans or grants for the development of affordable housing in the City.

20 (c) Exceptions to Fund Category. The Director of the Mayor's Office of Housing and
21 Community Development shall approve expenditures from the fund.

22 (d) Administration of Fund. The Mayor's Office of Housing and Community Development
23 shall administer the fund, and in such capacity shall review the needs of the administration of
24 affordable housing programs and the availability of monies from the fund for other eligible
5 purposes. ~~Funds for administration of affordable housing programs shall be appropriated through the~~

1 ~~annual budget process or by supplemental appropriation for the Mayor's Office of Housing.~~ The
2 Mayor's Office of Housing and Community Development shall report annually to the Board of
3 Supervisors on the current status of the Mayor's Housing Program Fees Fund as a part of the
4 ~~its Annual Report~~annual budget process for the Mayor's Office of Housing, including the amounts of
5 fees received and to be budgeted for administrative funding, and any recommendations
6 deemed necessary to improve effectiveness of the Mayor's Housing Program Fees Fund in
7 achieving its purpose.

8 Section 3. The Planning Code is hereby amended by revising Sections 413.10, 415.5,
9 416.5, and 423.5 to read as follows:

10 **SEC. 413.10. CITYWIDE AFFORDABLE HOUSING FUND.**

11 All monies contributed pursuant to Sections 413.6 or 413.8 or assessed pursuant to
12 Section 413.9 shall be deposited in the ~~special fund maintained by the Controller called the~~
13 Citywide Affordable Housing Fund ("Fund"), established in Administrative Code Section 10.100-49.
14 The receipts in the Fund ~~collected under Section 413 et seq. shall be are hereby appropriated in~~
15 ~~accordance with law to be~~ used solely to increase the supply of housing affordable to qualifying
16 households subject to the conditions of this Section. The fees collected under this Section may not
17 be used, by way of loan or otherwise, to pay any administrative, general overhead, or similar expense
18 of any entity. The Mayor's Office of Housing and Community Development ("MOHCD") shall
19 develop procedures such that, for all projects funded by the Citywide Affordable Housing
20 Fund, MOHCD requires the project sponsor or its successor in interest to give preference in
21 occupying units first to Residential Certificate of Preference Holders under the San Francisco
22 Redevelopment Agency's Property Owner and Occupant Preference Program, as reprinted
23 September 11, 2008 and effective October 1, 2008 and on file with the Clerk of the Board of
24 Supervisors in File No. 080521, who meet all of the qualifications for the unit; and second to
25 any Displaced Tenant, as defined in Administrative Code Section 24.8, who meets all of the

1 qualifications for the unit or assistance, provided that the following limitations shall apply to the
2 Displaced Tenant preference: (i) a Displaced Tenant may apply the preference to existing,
3 currently-occupied developments only for three years from the date the landlord filed with the
4 Residential Rent Stabilization and Arbitration Board ("Rent Board") a notice of intent to
5 withdraw the tenant's unit from the rental market pursuant to the Ellis Act, California
6 Government Code Section 7060 et seq. and the corresponding provisions of the San
7 Francisco Rent Stabilization and Arbitration Ordinance ("Rent Ordinance"), Administrative
8 Code Sections 37.9(a)(13) and 37.9A; (ii) a Displaced Tenant may apply the preference to
9 new developments going through the initial occupancy process only for six years from the
10 date the landlord filed with the Rent Board a notice of intent to withdraw the tenant's unit from
11 the rental market pursuant to the Ellis Act, cited above, and the corresponding provisions of
12 the Rent Ordinance; and (iii) for any new residential development going through the initial
13 occupancy process, the Displaced Tenant preference shall apply only to twenty percent (20%)
14 of the units in such development. The Displaced Tenant's preference shall still apply even if
15 such Displaced Tenant declines a unit offered through application of the preference, but upon
16 accepting and occupying a unit obtained using the preference, such Displaced Tenant's
17 preference terminates.

18 MOHCD shall implement the Certificate of Preference Holder requirements of this
19 Section 413.10 by developing procedures and amending its applicable regulations within 90
20 days of the effective date of Ordinance No. 232-08, and MOHCD shall implement the
21 Displaced Tenant preference requirements of this Section by developing procedures and
22 amending its applicable regulations within 90 days of the effective date of the ordinance
23 creating the Displaced Tenant preference. Said procedures and regulations shall be subject to
24 approval by Resolution of the Board of Supervisors. The requirements of this paragraph are
25 directory rather than mandatory.

1 ~~The Fund shall be administered and expended by the Director of MOHCD, who shall have the~~
2 ~~authority to prescribe rules and regulations governing the Fund which are consistent with Section~~
3 ~~413.1 et seq. No portion of the Fund may be used, by way of loan or otherwise, to pay any~~
4 ~~administrative, general overhead, or similar expense of any entity.~~

5 **SEC. 415.5. AFFORDABLE HOUSING FEE.**

6 * * * *

7 (f) Use of Fees. All monies contributed pursuant to ~~the this Section Inclusionary~~
8 ~~Affordable Housing Program~~ shall be deposited in the ~~special fund maintained by the Controller~~
9 ~~called the Citywide Affordable Housing Fund ("the Fund"), established in Administrative Code~~
10 ~~Section 10.100-49.~~ The Mayor's Office of Housing and Community Development ("MOHCD")
11 shall use the funds collected under this Section in the following manner:

12 (1). Except as provided in subsection (2) below, the funds collected under this Section
13 ~~shall the receipts in the Fund are hereby appropriated in accordance with law~~ to be used to:

14 (A) increase the supply of housing affordable to qualifying households subject to
15 the conditions of this Section; and

16 (B) provide assistance to low and moderate income homebuyers; and

17 (C) pay the expenses of MOHCD in connection with monitoring and
18 administering compliance with the requirements of the Program. MOHCD is authorized to use
19 funds in an amount not to exceed \$200,000 every 5 years to conduct follow-up studies under
20 Section 415.9(e) and to update the affordable housing fee amounts as described above in
21 Section 415.5(b). All other monitoring and administrative expenses shall be appropriated
22 through the annual budget process or supplemental appropriation for MOHCD. ~~The fund shall~~
23 ~~be administered and expended by MOHCD, which shall have the authority to prescribe rules and~~
24 ~~regulations governing the Fund which are consistent with this Section.~~

25 (2) "Small Sites Funds."

1 (A) Designation of Funds. MOHCD shall designate and separately account for
2 10% percent of all fees that it receives under Section 415.1et seq. that are deposited into the
3 Citywide Affordable Housing Fund, established in Administrative Code Section 10.100-49, excluding
4 fees that are geographically targeted such as those referred to in Sections 415.5 (b)(1)6(a)(1)
5 and 827(b)(1)(C), to support acquisition and rehabilitation of Small Sites ("Small Sites Funds").
6 MOHCD shall continue to divert 10 percent of all fees for this purpose until the Small Sites
7 Funds reach a total of \$15 million at which point, MOHCD will stop designating funds for this
8 purpose. At such time as designated Small Sites Funds are expended and dip below \$15
9 million, MOHCD shall start designating funds again for this purpose, such that at no time the
10 Small Sites Funds shall exceed \$15 million. When the total amount of fees paid to the City
11 under Section 415.1et seq. totals less than \$10 million over the preceding 12 month period,
12 MOHCD is authorized to temporarily divert funds from the Small Sites Fund for other
13 purposes. MOHCD must keep track of the diverted funds, however, such that when the
14 amount of fees paid to the City under Section 415.1et seq. meets or exceeds \$10 million over
15 the preceding 12 month period, MOHCD shall commit all of the previously diverted funds and
16 10 percent of any new funds, subject to the cap above, to the Small Sites Fund.

17 (B) Use of Small Sites Funds. The funds shall be used exclusively to acquire or
18 rehabilitate "Small Sites" defined as properties consisting of less than 25 units. Units
19 supported by monies from the fund shall be designated as housing affordable to qualifying
20 households as defined in Section 415.1 for no less than 55 years. Properties supported by the
21 Small Sites Funds must be either

- 22 (i) rental properties that will be maintained as rental properties;
23 (ii) vacant properties that were formerly rental properties as long as those
24 properties have been vacant for a minimum of two years prior to the effective date of this
5 legislation,

1 (iii) properties that have been the subject of foreclosure or

2 (iv) a Limited Equity Housing Cooperative as defined in Subdivision Code
3 Sections 1399.1 et seq. or a property owned or leased by a non-profit entity modeled as a
4 Community Land Trust.

5 (C). Initial Funds. If, within 18 months from the date of adoption of this ordinance,
6 MOHCD dedicates an initial one-time contribution of other eligible funds to be used initially as
7 Small Sites Funds, MOHCD may use the equivalent amount of Small Sites Funds received
8 from fees for other purposes permitted by the Citywide Affordable Housing Fund until the
9 amount of the initial one-time contribution is reached.

10 (D). Annual Report. At the end of each fiscal year, MOHCD shall issue a report
11 to the Board of Supervisors regarding the amount of Small Sites Funds received from fees
12 under this legislation, and a report of how those funds were used.

13 (E) Intent. In adopting this ordinance regarding Small Sites Funds, the Board of
14 Supervisors does not intend to preclude MOHCD from expending other eligible sources of
15 funding on Small Sites as described in this Section, or from allocating or expending more than
16 \$15 million of other eligible funds on Small Sites.

17 (3) For all projects funded by the Citywide Affordable Housing Fund, MOHCD
18 requires the project sponsor or its successor in interest to give preference in occupying units
19 first to Residential Certificate of Preference Holders under the San Francisco Redevelopment
20 Agency's Property Owner and Occupant Preference Program, as reprinted September 11,
21 2008 and effective October 1, 2008 and on file with the Clerk of the Board in File No. 080521,
22 who otherwise meet all of the requirements for a unit; and second to any Displaced Tenant, as
23 defined in Administrative Code Section 24.8, who meets all of the qualifications for the unit or
24 assistance, provided that the following limitations shall apply to the Displaced Tenant
25 preference: (i) a Displaced Tenant may apply the preference to existing, currently-occupied

1 developments only for three years from the date the landlord filed with the Residential Rent
2 Stabilization and Arbitration Board ("Rent Board") a notice of intent to withdraw the tenant's
3 unit from the rental market pursuant to the Ellis Act, California Government Code Section
4 7060 et seq. and the corresponding provisions of the San Francisco Rent Stabilization and
5 Arbitration Ordinance ("Rent Ordinance"), Administrative Code Sections 37.9(a)(13) and
6 37.9A; (ii) a Displaced Tenant may apply the preference to new developments going through
7 the initial occupancy process only for six years from the date the landlord filed with the Rent
8 Board a notice of intent to withdraw the tenant's unit from the rental market pursuant to the
9 Ellis Act, cited above, and the corresponding provisions of the Rent Ordinance; and (iii) for
10 any new residential development going through the initial occupancy process, the Displaced
11 Tenant preference shall apply only to twenty percent (20%) of the units in such development.
12 The Displaced Tenant's preference shall still apply even if such Displaced Tenant declines a
13 unit offered through application of the preference, but upon accepting and occupying a unit
14 obtained using the preference, such Displaced Tenant's preference terminates. Otherwise, it
15 is the policy of the City to treat all households equally in allocating affordable units under this
16 Program.

17 * * * *

18 **SEC. 416.5. USE OF FUNDS.**

19 The additional affordable housing requirement specified in this Section for the Market
20 and Octavia Plan Area and the Upper Market NCD shall be paid into the Citywide Affordable
21 Housing Fund, *established in Administrative Code Section 10.100-49*, but the funds shall be
22 separately accounted for. MOHCD shall expend the funds according to the following priorities:
23 First, to increase the supply of housing affordable to qualifying households in the Market and
24 Octavia Plan Area and the Upper Market NCD; second, to increase the supply of housing
25 affordable to qualifying households within 1 mile of the boundaries of the Plan Area and the

1 Upper Market NCD; third, to increase the supply of housing affordable to qualifying
2 households in the City and County of San Francisco. The funds may also be used for
3 monitoring and administrative expenses subject to the process described in Section
4 415.5(f)415.7(e).

5 **SEC. 423.5. THE EASTERN NEIGHBORHOODS COMMUNITY IMPROVEMENTS**
6 **FUND.**

7 (a) Purpose. There is hereby established a separate fund set aside for a special
8 purpose entitled the Eastern Neighborhoods Community Improvements Fund ("Fund"). All
9 monies collected by the Development Fee Collection Unit at DBI pursuant to Section 423.3(e)
10 shall be deposited in the Fund maintained by the Controller. The receipts in the Fund shall be
11 appropriated in accordance with the normal budgetary process to fund Community
12 Improvements subject to the conditions of this Section. Monies collected by the Development
13 Fee Collection Unit at DBI pursuant to 423.3 shall be deposited as follows:

14 (1) For projects located in any zoning districts in the Eastern Neighborhoods
15 Program Area, excluding Designated Affordable Housing Zones, DBI shall deposit 100% of
16 the funds in the Eastern Neighborhoods Community Improvements Fund maintained by the
17 Controller.

18 (2) For projects located in Designated Affordable Housing Zones, DBI shall
19 deposit 25% of the funds in the Eastern Neighborhoods Community Improvement Fund and
20 75% in the Citywide Affordable Housing Fund, established in Administrative Code Section 10.100-
21 49, but the funds shall be separately accounted for and expended as provided in this Section.

22 * * * *

23
24 Section 4. The Subdivision Code is hereby amended by revising Section 1396.4 to
25 read as follows:

1 **SEC. 1396.4. CONDOMINIUM CONVERSION FEE AND EXPEDITED CONVERSION**
2 **PROGRAM.**

3 * * * *

4 (i) Upon confirmation of compliance with the rental requirement, DPW or the City
5 department in possession of the fee revenue shall refund the amount specified in Section (h)
6 to the subdivider and have all remaining fee revenues transferred to the Citywide Affordable
7 Housing Fund, established in Administrative Code Section 10.100-49, in the following percentage
8 allocations:

9 _____ (1) 25% to the Mayor's Office of Housing and Community Development's
10 program for small site acquisition to purchase market rate housing and convert it to affordable
11 housing; and

12 _____ (2) ~~75% to the Citywide Affordable Housing Fund~~ for the purpose of expanding
13 affordable housing opportunities for low or moderate income households in San Francisco,
14 including, but not limited to, expanding public housing opportunities.

15 * * * *

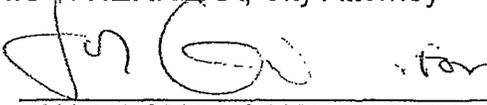
16
17 Section 5. Effective Date. This ordinance shall become effective 30 days after
18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
19 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
20 of Supervisors overrides the Mayor's veto of the ordinance.

21
22 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
23 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
24 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
25 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment

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additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 
SUSAN CLEVELAND-KNOWLES
Deputy City Attorney

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LEGISLATIVE DIGEST

[Administrative, Planning, Subdivision Codes - Citywide Affordable Housing Fund, Mayor's Housing Programs Fees Fund]

Ordinance amending the Administrative Code to add the Citywide Affordable Housing Fund as a Category Eight self-appropriating fund; amending the Planning and Subdivision Codes to make corresponding changes to affordable housing fee provisions related to the Citywide Affordable Housing Fund; revising the Mayor's Housing Programs Fees Fund to change it to a Category Eight self-appropriating fund; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Citywide Affordable Housing Fund (the "Fund") is currently established in the Planning Code as a special fund established by the Controller. Fees from several different programs related to affordable housing, including programs in the Planning Code and the Subdivision Code are deposited into the Fund. In some cases, the funds are appropriated and in some cases they are not. The Mayor's Housing Programs Fees Fund exists as a Category 2 fund in the Administrative Code to receive monies from fees earned by the Mayor's Office of Housing and Community Development (MOHCD) in connection with the administration of affordable housing programs, including fees from single-family and multifamily housing mortgage revenue bonds. MOHCD can use money in the fund for administration, and with the approval of the Board of Supervisors, may transfer extra money into the Citywide Affordable Housing Fund for the development of affordable housing.

Amendments to Current Law

The Proposed Legislation establishes the Citywide Affordable Housing Fund in the Administrative Code as a Category Eight self-appropriating fund. The Proposed Legislation provides that the MOHCD administers the Fund and the Director of MOHCD approves all expenditures from the Fund. The Proposed Legislation amends the Planning and Subdivision Codes to uniformly refer to the Citywide Affordable Housing Fund and clarify, in all cases, that the funds that flow into the Fund are appropriated. The Proposed Legislation also amends the provisions related to Mayor's Housing Programs Fees Fund to make it a Category 8 self-appropriating fund and provides that MOHCD may transfer excess funds to the Citywide Affordable Housing Fund without Board approval.



SAN FRANCISCO PLANNING DEPARTMENT

June 18, 2015

Ms. Angela Calvillo, Clerk
Honorable Mayor Edwin Lee
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Information:
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Re: Transmittal of Planning Department Case Numbers 2015-007368PCA and 2015-007369PCA
Fee Waiver for In-Law Units, and Citywide Affordable Housing Fund
Board File Nos. 150571 and 150568
Planning Commission Action: Waive Opportunity to Review the Proposed Ordinances

Dear Ms. Calvillo and Mayor Lee,

On June 18, 2015, the Planning Commission conducted a duly noticed public hearing at regularly scheduled meeting to consider waiving the Commission's opportunity to review and comment on Board Files 150571 and 150568. At the hearing the Planning Commission voted to waive their opportunity to review these two Board files.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr".

Aaron D. Starr
Manager of Legislative Affairs

cc:

Kate Stacy, Deputy City Attorney
Susan Cleveland-Knowles
Nicole Elliot, Legislative Director, Commission & Board Liaison, Office of Mayor Edwin M. Lee
Linda Wong, Office of the Clerk of the Board

Attachments:

Planning Commission Resolutions 19391 and 19392
Planning Department Memo



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19392 HEARING DATE JUNE 18, 2015

Date: June 11, 2015
Project Name: Self-Appropriating Citywide Affordable Housing Fund
Case Number: 2015-007369PCA
[Board File 150568]
Initiated by: Mayor Edwin Lee / Introduced June 2, 2015
Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@sfgov.org
Reviewed by: AnMarie Rodgers, Manager Legislative Affairs
anmarie.rodgers@sfgov.org, 415-558-6395

1650 Mission St.
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RESOLUTION WAIVING THE PLANNING COMMISSIONS OPPORTUNIT TO CONSIDER BOARD FILE 150568 – SELF-APPROPRIATING CITYWIDE AFFORDABLE HOUSING FUND.

WHEREAS, On June 2, 2015, Mayor Edwin Lee introduced an ordinance associated with the City's 2015-2017 Budget (hereinafter "Budget") at the Board of Supervisors under Board of Supervisors (hereinafter "Board") Board File 150568 – Self-Appropriating Citywide Affordable Housing Fund;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider waiving their opportunity to hear the proposed Ordinance on June 18, 2015; and,

WHEREAS, Board File 150568 has been determined to not be a project under CEQA Guidelines Section 15378 and 15060(c)(2) because it does not result in a physical change in the environment; and

WHEREAS, per City Charter Section 3.3, the Board shall not later than the last working day of July, adopt the budget as proposed by the Mayor, or as amended by the Board of Supervisors;

WHEREAS, this ordinance is trailing legislation for the City and County of San Francisco's (hereinafter "City") Budget and must move out of committee no later than June 25th, 2015 to be included in the Department's Budget; and

WHEREAS, per Planning Code Section 306.4(d)(3) the Commission is required to rendered its decision on Board initiated ordinances within 90 days from the date of referral of the proposed amendment or modification by the Board to the Commission; and

WHEREAS, failure of the Commission to act within the prescribed time shall be deemed to constitute disapproval by the Commission; and

WHEREAS, this ordinance cannot be properly heard by the Board until this 90-day period has expired or the Commission has taken action; and

WHEREAS, Board Files 150568 was referred to the Planning Department (hereinafter "Department") on June 10, 2015; and

WHEREAS, Board Files 150568 is scheduled to be heard at the heard at the June 22nd Budget and Finance Committee meeting, and the Clerk of the Board requires a response from the Commission on this Ordinances no later than 5:00 p.m. Thursday, June 18th, 2015; and

WHEREAS, this tight timeline does not provide the Department adequate time to comply with the 20-day notification period for ordinances that amend the Planning Code (hereinafter "Code") per Code Section §306.3(a)(3), and calendar the ordinances for consideration by the Commission at a properly noticed public hearing; and

WHEREAS, this ordinance is an important part of the Department's Budget and cannot be included in the Budget unless it is passed by the Board in concert with the City's Budget; and

WHEREAS, the Ordinance is intended to help address the City's unprecedented housing crisis by more quickly allocating affordable housing funds; and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance.

MOVED, that the Planning Commission hereby waives its opportunity to hear Board File 150568 so that they can move forward in concert with the City's Budget.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 18, 2015.

Jonas P. Ionin
Commission Secretary

Resolution No. 19392
June 18, 2015

CASE NO. 2015-007369PCA
Self-Appropriating Citywide Affordable Housing Fund

AYES: Commissioners Antonini, Hillis, Moore, Richards, and Wu

NOES: none

ABSENT: Commissioners Fong, and Johnson

ADOPTED: June 18, 2015



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19391 HEARING DATE JUNE 18, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 11, 2015
Project Name: Fee Waiver for In-Law Units
Case Number: 2015-007368PCA [Board File 150571]
Initiated by: Mayor Edwin Lee / Introduced June 2, 2015
Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@sfgov.org
Reviewed by: AnMarie Rodgers, Manager Legislative Affairs
anmarie.rodgers@sfgov.org, 415-558-6395

RESOLUTION WAIVING THE PLANNING COMMISSIONS OPPORTUNIT TO CONSIDER BOARD FILE 150571- FEE WAIVER FOR IN-LAW UNITS.

WHEREAS, On June 2, 2015, Mayor Edwin Lee introduced an Ordinance associated with the City's 2015-2017 Budget (hereinafter "Budget") at the Board of Supervisors under Board of Supervisors (hereinafter "Board") File 150571- Fee Waiver for In-Law Units; and

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider waiving their opportunity to hear the proposed Ordinance on June 18, 2015; and,

WHEREAS, Board File 150571 has been determined to be statutorily exempt from environmental review under the California Environmental Quality Act Section 15273; and

WHEREAS, per Charter Section 3.3, the Board shall not later than the last working day of July, adopt the budget as proposed by the Mayor, or as amended by the Board of Supervisors;

WHEREAS, this ordinance is trailing legislation for the City and County of San Francisco's (hereinafter "City") Budget and must move out of committee no later than June 25th, 2015 to be included in the Department's Budget; and

WHEREAS, per Planning Code Section 306.4(d)(3) the Planning Commission is required to rendered its decision on Board initiated ordinances within 90 days from the date of referral of the proposed amendment or modification by the Board to the Commission; and

WHEREAS, failure of the Commission to act within the prescribed time shall be deemed to constitute disapproval by the Commission; and

WHEREAS, this ordinance cannot be properly heard by the Board until this 90-day period has expired or the Commission has taken action; and

WHEREAS, Board File 150571 was referred to the Planning Department (hereinafter "Department") on June 10, 2015; and

WHEREAS, Board File 150571 is scheduled to be heard at the June 22nd Budget and Finance Committee meeting, and the Clerk of the Board (hereinafter "Clerk") requires a response from the Commission on this Ordinance no later than 5:00 p.m. Thursday, June 18th, 2015; and

WHEREAS, this tight timeline does not provide the Department adequate time to comply with the 20-day notification period for ordinances that amend the Planning Code (hereinafter "Code") per Code Section §306.3(a)(3), and calendar the ordinances for consideration by the Commission at a properly noticed public hearing; and

WHEREAS, this Ordinance is an important part of the Department's Budget and cannot be included in the Budget unless it is passed by the Board in concert with the City's Budget; and

WHEREAS, this Ordinance is intended to help address the City's unprecedented housing crisis by encouraging the retention of existing housing units; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Commission has reviewed the proposed Ordinance.

MOVED, that the Commission hereby waives its opportunity to hear Board File 150571 so that it can move forward in concert with the City's Budget.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 18, 2015.

Jonas P. Ionin
Commission Secretary

Resolution 19391
June 18, 2015

CASE NO. 2015-007368PCA
Fee Waiver for In-Law Units

AYES: Commissioners Antonini, Hillis, Moore, Richards, and Wu

NOES: none

ABSENT: Commissioners Fong, and Johnson

ADOPTED: June 18, 2015



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 18, 2015

Date: June 11, 2015
Project Name: FY 2015-2016 Budget Trailing Legislation
Case Number: 2015-007368PCA and 2015-007369PCA
[Board File 150571 and 150568]
Initiated by: Mayor Edwin Lee / Introduced June 2, 2015
Staff Contact: Aaron Starr – (415) 558-6362
aaron.starr@sfgov.org
Reviewed by: Thomas DiSanto, Director of Administration
AnMarie Rodgers, Senior Policy Advisor

Recommendation: Waive Commission Review of Ordinances [BF 150568 and BF 150571]

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

On June 2, 2015 Mayor Edwin Lee introduced two ordinances associated with the City's Fiscal Year (FY) 2015-2016 Budget at the Board of Supervisors: Board File 150571- Fee Waiver for In-Law Units, and Board File 150568 - Citywide Affordable Housing Fund. Both of these ordinances are scheduled to be heard by the Budget and Finance Committee on June 22, 2015 so that they can be considered alongside the City's final budget.

Planning Code Section 306.4(d)(3) requires the Planning Commission to render its decision on Board of Supervisor initiated ordinances within 90 days from the date of referral of the proposed amendment or modification by the Board to the Commission. Failure of the Commission to act within the prescribed time shall be deemed to constitute disapproval by the Planning Commission. Further, these items cannot be properly heard by the Board until either the 90-day period has expired or the Commission has taken action. Board Files 150568 and 150571 were referred to the Planning Department on June 10, 2015. As such, the Department has not had adequate time to calendar these items for consideration by the Planning Commission at a properly noticed public hearing. Given the importance of these two items, and the tight adoption timeline of the City's 15-16 Fiscal Year Budget, the Department is requesting that the Planning Commission pass a resolution (see Exhibits A and B) waiving its opportunity to hear both of these ordinances so that they can move forward in concert with the City's Budget.

Board File 150571 Fee Waiver for In-Law Units

On December 1, 2013 the Mayor issued Mayoral Directive 13-01, which directed all Departments "that have the legal authority over the permitting or mapping of new or existing housing to prioritize their administrative work plans to the construction and development of all net new housing, including affordable housing." In response to the Mayor's directive, the Department has been working with the Mayor's Office to ensure that we preserve not only existing permitted housing units but also unpermitted housing units. BF 150571 was developed by the Mayor's office in consultation with the Planning Department after the Department's budget was presented to the Planning Commission; therefore it was not considered by the Planning Commission at that time.

BF 150571 seeks to build upon Mayoral Directive 13-01 by waiving Planning Department and Building Department fees related to legalizing existing accessory dwelling units constructed without permits in order to incentivize the preservation and legalization of these units. The Department estimates that the

fiscal impact of this Ordinance would be minimal. Last year, 34 permits authorized the legalization of existing units within the City. DBI permit fees averaged roughly \$1,540 per approved permit, while Planning permit fees averaged \$1,647 per approved permit (See Exhibit E). If a fee waiver had been in place during this time period, the total cost to the Planning Department would have been roughly \$52,000. Given the relatively low fiscal impact to the Planning Department and the importance of maintaining and legalizing existing housing, the Department recommends that the Commission waive the 90-day review period so that the Board of Supervisors may consider this ordinance without delay as part of the City's budget.

Board File 150568 Citywide Affordable Housing Fund

The Citywide Affordable Housing Fund is currently established in Planning Code Section 413.10 as a special fund established by the Controller. Despite this mention in the Planning Code, the Fund was never defined in the Administrative Code along with the other special funds established by the Controller. Fees from several different programs related to affordable housing, including programs in the Planning Code and the Subdivision Code, are deposited into the Fund. In some cases, the funds are identified as being "appropriated" and in some cases they are not. However, Planning Code Section 413.10, which established the Fund, does include appropriation authority language. This lack of consistency across the Planning Code results in an unclear appropriation authority. Specifically, the following fees dedicated to affordable housing make reference to the Citywide Affordable Housing Fund:

- Jobs-Housing Linkage Fees, Planning Code Section 413.10
- Inclusionary Affordable Housing Program, Planning Code Section 415.5
- Market-Octavia Affordable Housing Requirement, Planning Code Section 416.5
- Eastern Neighborhoods Community Improvements Fund, Designated Affordable Housing Zones, Planning Code Section 423.5
- Expedited Condo Conversion Program, Subdivision Code 1396.4

Board File 150568 corrects this and adds clarity by defining the Citywide Affordable Housing Fund in the Administrative Code as a "Category Eight self-appropriating fund." This is to bring the fund into alignment with the way that other special funds are typically defined. In addition, for consistency, language in the Planning Code sections referenced above is clarified to refer to the Administrative Code as the common governing description of the Fund. The Ordinance allows MOHCD to administer the fund, and the Director of MOHCD approves all expenditures from the Fund. The draft Ordinance also amends the Planning and Subdivision Codes to uniformly refer to the "Citywide Affordable Housing Fund" and clarify that in all cases, the funds that flow into the Fund are appropriated. Allowable expenditures defined by each specific fee remain unchanged, namely, all fee revenues are restricted to use by the Mayor's Office of Housing and Community Development for affordable housing production. City practice has been to follow the appropriation authority granted in the Planning Code for the Jobs-Housing Linkage Fees and the Inclusionary Affordable Housing Program. These proposed changes align the Market-Octavia, Eastern Neighborhoods, and Expedited Condo Conversion fees, which are newer sections of the Planning Code, with the City practice. Given the clarifying nature of this Ordinance and that it would not change City practice of appropriation of fees dedicated to affordable housing production, the Department recommends that the Commission waive the 90-day review period so that the Board of Supervisors may consider this Ordinance without delay as part of the City's budget.

Memo to Planning Commission
Hearing Date: June 18, 2015

CASE NO. 2015-007368PCA and 2015-007369PCA
Budget Trailing Legislation

Attachments:

Exhibit A: Draft Resolution for Board File 150571

Exhibit B: Draft Resolution for Board File 150568

Exhibit C: Board File 150571

Exhibit D: Board File 150568

Exhibit E: Status Report: Legalization of existing dwelling units constructed without permits in San Francisco after one year of implementation

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

June 8, 2015

File No. 150568

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On June 1, 2015, Mayor Lee introduced the following legislation:

File No. 150568

Ordinance amending the Administrative Code to add the Citywide Affordable Housing Fund as a Category Eight self-appropriating fund; amending the Planning and Subdivision Codes to make corresponding changes to affordable housing fee provisions related to the Citywide Affordable Housing Fund; revising the Mayor's Housing Programs Fees Fund to change it to a Category Eight self-appropriating fund; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink that reads "Victor Young".

By: Victor Young, Assistant Clerk

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete,
o=Planning, ou=Environmental
Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2015.06.09 10:36:46 -07'00'

Major, Erica (BOS)

From: Navarrete, Joy (CPC)
Sent: Tuesday, June 09, 2015 10:53 AM
To: Major, Erica (BOS); Poling, Jeanie (CPC)
Cc: Wong, Linda (BOS)
Subject: RE: URGENT REFERRAL ER - (150568) Administrative, Planning, Subdivision Codes - Citywide Affordable Housing Fund, Mayor's Housing Programs Fees Fund
Attachments: 150568.pdf

Joy Navarrete, Senior Environmental Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
P. 415-575-9040 F. 415-558-6409
www.sfplanning.org

From: Major, Erica (BOS)
Sent: Tuesday, June 09, 2015 10:30 AM
To: Jones, Sarah (CPC); Navarrete, Joy (CPC); Poling, Jeanie (CPC)
Cc: Wong, Linda (BOS)
Subject: URGENT REFERRAL ER - (150568) Administrative, Planning, Subdivision Codes - Citywide Affordable Housing Fund, Mayor's Housing Programs Fees Fund
Importance: High

Greetings:

Attached is a referral for the Planning Department's environmental review. *This matter is scheduled to be heard at the Budget and Finance Committee on June 15, 2015, at 10:00 a.m. in City Hall, Room 263.* Please forward your determination to Linda.Wong@sfgov.org as soon as possible.

Thank you in advance.

(Sent on behalf of Linda Wong, Assistant Clerk, Budget and Finance Committee.)

Erica Major
Assistant Committee Clerk
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102
Phone: (415) 554-4441 | Fax: (415) 554-5163
Erica.Major@sfgov.org | www.sfbos.org

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BOARD of SUPERVISORS



City Hall
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San Francisco 94102-4689
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TDD/TTY No. 554-5227

MEMORANDUM

TO: Olson Lee, Director, Mayor's Office of Housing and Community Development

FROM: Linda Wong, Assistant Clerk, Budget and Finance Committee, Board of Supervisors

DATE: June 10, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Budget and Finance Committee has received the following legislation, introduced by Mayor Lee:

File No. 150568

Ordinance amending the Administrative Code to add the Citywide Affordable Housing Fund as a Category Eight self-appropriating fund; amending the Planning and Subdivision Codes to make corresponding changes to affordable housing fee provisions related to the Citywide Affordable Housing Fund; revising the Mayor's Housing Programs Fees Fund to change it to a Category Eight self-appropriating fund; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Eugene Flannery, Mayor's Office of Housing and Community Development
Sophie Hayward, Mayor's Office of Housing and Community Development

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
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Fax No. 554-5163
TDD/TTY No. 554-5227

June 10, 2015

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On June 2, 2015, Mayor Lee introduced the following legislation:

File No. 150568

Ordinance amending the Administrative Code to add the Citywide Affordable Housing Fund as a Category Eight self-appropriating fund; amending the Planning and Subdivision Codes to make corresponding changes to affordable housing fee provisions related to the Citywide Affordable Housing Fund; revising the Mayor's Housing Programs Fees Fund to change it to a Category Eight self-appropriating fund; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Budget and Finance Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board


By: Linda Wong, Assistant Clerk
Budget and Finance Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Acting Manager of Legislative Affairs
- AnMarie Rodgers, Senior Policy Manager
- Scott Sanchez, Zoning Administrator
- Sarah Jones, Chief, Major Environmental Analysis
- Jeanie Poling, Environmental Planning
- Joy Navarrete, Environmental Planning

Wong, Linda (BOS)

From: Wong, Linda (BOS)
Sent: Wednesday, June 10, 2015 1:50 PM
To: Ionin, Jonas (CPC)
Cc: Rahaim, John (CPC); Starr, Aaron (CPC); Rodgers, AnMarie (CPC); Sanchez, Scott (CPC); Jones, Sarah (CPC); Poling, Jeanie (CPC); Navarrete, Joy (CPC); Stefani, Catherine; Howard, Kate (MYR)
Subject: Legislation Introduced with Mayor's Proposed Budget - File No. 150568
Attachments: 150568.pdf
Importance: High

Good afternoon,

The Board of Supervisors has received the attached legislation regarding the subject matter referenced below introduced by the Mayor Lee. This is being referred to the Planning Commission pursuant to Planning Code, Section 302(b).

File No. 150568

Ordinance amending the Administrative Code to add the Citywide Affordable Housing Fund as a Category Eight self-appropriating fund; amending the Planning and Subdivision Codes to make corresponding changes to affordable housing fee provisions related to the Citywide Affordable Housing Fund; revising the Mayor's Housing Programs Fees Fund to change it to a Category Eight self-appropriating fund; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Since this matter may be heard at the **June 15th** Budget and Finance Committee meeting, we would appreciate it if your office could provide us with a response no later than **5:00 p.m. Thursday, June 11th**.

Thank you in advance,

Linda Wong
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: 415.554.7719 | Fax: (415) 554-5163
Linda.Wong@sfgov.org | www.sfbos.org

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OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE
MAYOR

To: Angela Calvillo, Clerk of the Board of Supervisors
From: Kate Howard, Mayor's Budget Director
Date: June 1, 2015
Re: Mayor's FY 2015-16 and FY 2016-17 Budget Submission

Madam Clerk,

In accordance with City and County of San Francisco Charter, Article IX, Section 9.100, the Mayor's Office hereby submits the Mayor's June 1st proposed budget, corresponding legislation, and related materials for Fiscal Year 2015-16 and Fiscal Year 2016-17.

In addition to the Annual Salary Ordinance and Annual Appropriation Ordinance, the following items are included in the Mayor's submission:

- The budget for the Treasure Island Development Authority for FY 2015-16 and FY 2016-17.
- The budget for the Office of Community Investment and Infrastructure for FY 2015-16.
- 19 separate pieces of legislation (see list attached).
- A Transfer of Function letter detailing the transfer of 1.0 position within the Executive Branch.
- An Interim Exception letter.
- A letter addressing funding levels for consumer price index increases for nonprofit corporations or public entities for the coming two fiscal years.

If you have any questions, please contact me at (415) 554-6515.

Best Regards,

A handwritten signature in black ink, appearing to read "Kate H".

Kate Howard
Mayor's Budget Director

cc: Members of the Board of Supervisors
Harvey Rose
Controller

Legislation Introduced with the Mayor's Proposed FY 2015-16 and FY 2015-16 Budget			
DEPT	Description of Local Legislation	Type of Legislation	Budget & Finance Committee Calendar Date
AIR	Appropriation – \$2,673,349 to the Airport Commission - FY2015-2016	Ordinance	15-Jun
CON	Resolution Adjusting the Access Line Tax with the Consumer Price Index of 2015	Resolution	15-Jun
CON	Neighborhood Beautification and Graffiti Clean-up Fund Tax Designation Ceiling	Ordinance	15-Jun
CON	Designation of Hinderliter, de Llamas and Associates ("Contractor") as City's Authorized Representative in Sales and Use Tax Records Examination	Resolution	15-Jun
CON	Proposition J Contract Certification Specified Contracted-Out Services Previously Approved	Resolution	15-Jun
CPC	Administrative Code – California Environmental Quality Act Procedures and Fees (Fee Elimination)	Ordinance	15-Jun
CPC	Planning, Building Codes – Fee Waiver for Legalization of Secondary Dwelling Units	Ordinance	15-Jun
DBI	Building Code - Fees	Ordinance	18-Jun
DPH	Accept and Expend Grants- Recurring State Grant Funds - Department of Public Health- FY2015-2016	Resolution	18-Jun
DPH	Public Health Rates for FY 2015-16 and FY 2016-17	Ordinance	18-Jun
DPH	Administrative Code - Department of Public Health Group Purchasing Organizations	Ordinance	18-Jun
DPW	Public Works Code – Fees for Nighttime Work Permit and Preapplication Meetings	Ordinance	17-Jun
FIR	Business and Tax Regulations Code - Fire Department Licensing Fees	Ordinance	17-Jun
FIR	Fire Code – Fire Department Fines and Fees	Ordinance	17-Jun
H.S.A.	Approval of FY15-16 and FY16-17 Expenditure Plans for the Human Services Care Fund	Resolution	18-Jun
MOHCD	Administrative, Planning, Subdivision Codes - Citywide Affordable Housing Fund, Mayor's Housing Programs Fees Fund	Ordinance	15-Jun
MOHDC	Certificates of Participation – Housing Trust Fund – Reimbursement of Certain Expenditures	Resolution	15-Jun
PUC	Appropriation Amendment - \$2,177,552 to the Public Utilities Commission Operating Budget - FY2015-2016	Ordinance	15-Jun
PUC	Public Employment – Amendment to the Annual Salary Ordinance, FY2015-2016 and FY 2016-2017 – Public Utilities Commission Water Enterprise Department	Ordinance	15-Jun