

[Requiring Square Footage Comparability for Off-site Housing Units Produced in the Inclusionary Affordable Housing Program.]

Ordinance amending Planning Code Section 315.5 to provide that off-site units produced to meet the City's Inclusionary Affordable Housing Program shall be of a similar square footage to the units produced in the principle project.

Note: Additions are *single-underline italics Times New Roman*; deletions are ~~*strikethrough italics Times New Roman*~~. Board amendment additions are double underlined. Board amendment deletions are ~~strikethrough normal~~.

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

Section 1. The San Francisco Planning Code is hereby amended by amending Section 315.5, to read as follows:

Section 315.5: COMPLIANCE THROUGH OFF-SITE HOUSING DEVELOPMENT

If the project applicant elects, pursuant to Section 315.4(e), that the project applicant will build off-site units to satisfy the requirements of this Program, the project applicant shall meet the following requirements:

(a) Number of Units: The number of units constructed off-site shall be an additional 5% of the number of units constructed in the principal project so that the following number of units affordable to qualifying households shall be required:

For projects described in 315.3(a)(1), 15% as follows:

Number of Units in Principal Project	Required Number of Affordable Units
0 -9	0
10 -16	2

17 - 23	3
24 - 29	4
30 - 36	5
37 - 43	6
44 +	1 additional unit for each additional 6 dwelling units

The Planning Department shall provide written notice by mail to the project applicant of the number of affordable units which shall be required within 30 days of approval by the Planning Department or Planning Commission. This notice shall also be sent to project applicants who elect to pay an in lieu fee.

For projects described in 315.3(a)(2),(3), and (4), 17% as follows:

Number of Units in Principal Project	Required Number of Affordable Units
0 - 9	0
10 - 14	2
15 - 20	3
21 - 26	4
27 - 32	5
33+	1 additional unit for each additional 5 dwelling units

The Planning Department shall provide written notice by mail to the project applicant of the number of affordable units which shall be required within 30 days of approval by the Planning Department or Planning Commission. This notice shall also be sent to project applicants who elect to pay an in lieu fee.

1 (b) Timing of Construction: The project applicant shall insure that the off-site units
2 are constructed, completed, and ready for occupancy no later than the market rate units in the
3 principal project.

4 (c) Location of off-site housing: The project applicant must insure that off-site units
5 are located in either (i) close proximity to the principal project, or (ii) a high need area or a
6 project type identified as a high priority in the Residence Element of the General Plan or the
7 Consolidated Plan published by the Mayor's Office of Housing and the Mayor's Office of
8 Community Development or their successors.

9 (d) Type of Housing: The type of affordable housing needed in San Francisco is
10 documented in the City's Consolidated Plan and the Residence Element of the General Plan.
11 In general, affordable units constructed under this Section 315.5 shall be comparable in
12 number of bedrooms, exterior appearance and overall quality of construction to market rate
13 units in the principal project. The square footage of affordable units shall be comparable to the
14 square footage in the market rate units in the principal project, so that the square footage shall be no
15 less than 90% of the average square footage of the market rate units in the principal project for units
16 with comparable bedroom sizes. 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 square footage of affordable units and~~
19 interior features in affordable units need not be the same as or equivalent to those in market
20 rate units in the principal project, so long as they are of good quality and are consistent with
21 then-current standards for new housing. If the residential units in the principal project are
22 live/work units which do not contain bedrooms or are other types of units which do not contain
23 bedrooms separated from the living space, the off site units shall be comparable in size
24 according to the following equivalency calculation between live/work and units with bedrooms:

Less than 600 Square Feet	Studio Unit
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601 to 850 Square Feet	One bedroom unit
851 to 1100 Square Feet	Two bedroom unit
1101 to 1300 Square Feet	Three bedroom unit
More than 1300 Square Feet	Four bedroom unit

(e-5) Marketing the Units: Notice of Special Restrictions or Conditions of Approval shall specify that the marketing requirements and procedures contained in the Procedures Manual, as amended from time to time, shall apply to the marketing of off-site units.

(f) Affordable units constructed under Section 315.5 shall not have received development subsidies from any federal, state or local program established for the purpose of providing affordable housing, and should not be counted to satisfy the affordable housing requirement in the off-site development.

APPROVED AS TO FORM:
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