

File No. 150348

Committee Item No. 2

Board Item No. 25

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use & Transportation

Date July 20, 2015

Board of Supervisors Meeting

Date July 28, 2015

Cmte Board

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Completed by: Andrea Ausberry Date July 16, 2015

Completed by: _____ Date _____

BOARD of SUPERVISORS



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MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Malia Cohen, Chair
Land Use and Transportation Committee

FROM: Andrea Ausberry, Assistant Clerk

DATE: July 20, 2015

SUBJECT: COMMITTEE REPORT, BOARD MEETING
Tuesday, July 21, 2015

The following file should be presented as a COMMITTEE REPORT at the Board meeting, Tuesday, July 21, 2015. This item was acted upon at the Committee Meeting on Monday, July 20, 2015, at 1:30 p.m., by the votes indicated.

Item No. 66 File No. 150348

Ordinance amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to housing projects, as defined, including group housing projects; change certain requirements for group housing projects including eliminating the exemption for group housing projects from certain exposure requirements; allowing a Zoning Administrator partial waiver from the exposure requirements; allowing affordable On-Site Units in group housing projects to be exempt from density calculations in certain circumstances; providing that such On-site Units be affordable to households at 90% of AMI for rental and 120% of AMI for ownership, and to specifying that such On-site Units in group housing projects be priced as 75% of the maximum purchase price for studio units if the bedrooms are less than 350 square feet; and clarify the requirements for Designated Units in certain C-3 districts under Section 124(f) including that they be affordable to households of 120% of AMI for rental and 150% of AMI for ownership and otherwise meet the monitoring and procedures for affordable units under the Inclusionary Affordable Housing Program; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings including findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

Vote: Supervisor Malia Cohen - Aye
Supervisor Scott Wiener - Aye
Supervisor Jane Kim - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Rick Caldeira, Deputy Legislative Clerk
Jon Givner, Deputy City Attorney

7/13/15

FILE NO. 150348

ORDINANCE NO.

[Planning Code - Inclusionary Housing Requirements for Group Housing, Affordable Designated Unit Requirements in C-3 Districts]

1
2 Ordinance amending the Planning Code to clarify that the Inclusionary Affordable
3 Housing Program applies to housing projects, as defined, including group housing
4 projects; change certain requirements for group housing projects including eliminating
5 the exemption for group housing projects from certain exposure requirements;
6 allowing a Zoning Administrator partial waiver from the exposure requirements;
7 allowing affordable On-site Units in group housing projects to be exempt from density
8 calculations in certain circumstances; providing that such On-site Units be affordable
9 to households at 90% of Average Median Income (AMI) for rental and 120% of AMI for
10 ownership, and to specify that such On-site Units be priced at 75% of the maximum
11 purchase price for studio units if the bedrooms are less than 350 square feet; and
12 clarify the requirements for Designated Units in certain Downtown Commercial (C-3)
13 districts under Section 124(f), including that they be affordable to households of 120%
14 of AMI for rental and 150% of AMI for ownership and otherwise meet the monitoring
15 and procedures for affordable units under the Inclusionary Affordable Housing
16 Program; affirming the Planning Department's determination under the California
17 Environmental Quality Act; and making findings, including findings of consistency with
18 the General Plan, and the eight priority policies of Planning Code, Section 101.1.

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

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

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Section 1. Environmental, Planning Code, and General Plan 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. 150348 and is incorporated herein by reference. The Board affirms this determination.

(b) On July 2015 the Planning Commission, in Resolution No. 19405, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 150348, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code Amendment will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 19405, and the Board incorporates such reasons herein by reference.

Section 2. General Findings.

(a) The Board of Supervisors finds that the Inclusionary Affordable Housing Program ("Inclusionary Program"), adopted in 2002 by Ordinance No. 37-02, was originally intended to apply and has always applied to group housing projects. Ordinance No. 37-02 provided that the Inclusionary Program applied to all applications for "housing projects" filed on or after June 18, 2001. The definition of "Housing project" in Ordinance No. 37-02 states that it includes a broad variety of developments "which are intended to provide long-term housing to individuals and households." The 2002 definition specifically included group

1 housing, among other forms of housing. The definition of "Housing project" currently found in
2 Planning Code Section 401 has not changed in any material respect since the adoption of
3 Ordinance No. 37-02. It continues to specifically include group housing. The Board finds that
4 the definition of "Housing project" specifically includes group housing in a broad definition of
5 housing to insure that all types of developments that are intended to provide long-term
6 housing to individuals and households are subject to the requirements of the Inclusionary
7 Program.

8 (b) The Board has learned that, at some point since the adoption of the Inclusionary
9 Program, the Planning Department began to disregard the specific reference to group housing
10 as a "Housing project" subject to the Inclusionary Program. It is the Board's understanding
11 that in reaching this conclusion the Department relied on language in the Inclusionary
12 Program that sets a threshold of application to "10 or more units." The Department concluded
13 that group housing is not measured in "units" and is not comprised of "dwelling units" as
14 defined in the Planning Code. The Inclusionary Housing ordinance, however, does not use
15 the Planning Code definition of "Dwelling Unit" that excludes group housing, but rather refers
16 broadly to "dwelling units" as defined in the San Francisco Housing Code. That definition can
17 include group housing that meets certain requirements. The Department's interpretation was
18 never formalized in a written Zoning Administrator determination under Planning Code Section
19 307 that could have been appealed to the Board of Appeals. Thus, neither the Board nor the
20 public were aware of the Department's unofficial policy to exclude group housing projects from
21 the application of the Inclusionary Program.

22 (c) To reiterate the original intent of Ordinance 37-02, the Board of Supervisors
23 adopts this ordinance to specifically require the Planning Department and Department of
24 Building Inspection to follow the original intent and the express language of the Planning Code
25

1 to apply the Inclusionary Program to group housing and all other forms of housing intended to
2 provide long-term housing to individuals and households.

3
4 Section 3. The Planning Code is hereby amended by revising Sections 124, 140, 207,
5 307, 401 and 415.6 to read as follows:

6 **SEC. 124. BASIC FLOOR AREA RATIO.**

7 * * * *

8 (f) For buildings in C-3-G and C-3-S Districts, other than those designated as
9 Significant or Contributory pursuant to Article 11 of this Code, additional square footage above
10 that permitted by the base floor area ratio limits set forth above may be approved for
11 construction of dwellings on the site of the building affordable for the Life of the Project, as
12 defined in Section 40120 years to households whose incomes are within 150 percent of AMI,
13 the median income as defined in Section 401 herein, for ownership units and up to 120% of
14 AMI for rental units, in accordance with the conditional use procedures and criteria as
15 provided in Section 303 of this Code. For buildings in the C-3-G District designated as
16 Significant or Contributory pursuant to Article 11 of this Code, additional square footage above
17 that permitted by the base floor area ratio limits set forth above up to the Gross Floor Area of
18 the existing building may be approved, in accordance with the conditional use procedures and
19 criteria as provided in Section 303 of this Code, where: (1) TDRs (as defined by Section
20 128(a)(5)) were transferred from the lot containing the Significant or Contributory building prior
21 to the effective date of the amendment to Section 124(f) adding this paragraph when the floor
22 area transferred was occupied by a non profit corporation or institution meeting the
23 requirements for exclusion from Gross Floor Area calculation; (2) the additional square
24 footage includes only the amount necessary to accommodate dwelling units and/or group
25 housing units that are affordable for ~~not less than 50 years~~ the Life of the Project to

1 households whose incomes are within 60 percent of the median income AMI as defined
2 herein together with any social, educational, and health service space accessory to such
3 units; and (3) the proposed change in use to dwelling units and accessory space and any
4 construction associated therewith, if it requires any alternation to the exterior or other
5 character defining features of the Significant or Contributory Building, is undertaken pursuant
6 to the duly approved Permit to Alter, pursuant to Section 1110, provided, however, that the
7 procedures otherwise required for a Major Alteration as set forth in Sections 1111.4 and
8 1111.5 and shall be deemed applicable to any such Permit to Alter. (1) Any dwelling
9 approved for construction under this provision shall be deemed a "Designated Unit" as
10 defined below. Prior to the issuance by the Director of the Department of Building Inspection
11 ("Director of Building Inspection") of a First Construction Document site or building permit to
12 construct any Designated Unit subject to this Section, the permit applicant shall notify the
13 Director of Planning and the Director of MOHCD Property in writing whether the Designated
14 Unit will be an owned or rental unit as defined in Section 401 of this Code. If any Designated
15 Units will be rental units, the project sponsor must follow the procedures in Section
16 415.5(g)(2). As provided in that subsection, the Planning Director or the Director of MOHCD,
17 may execute such an agreement under the terms specified in Section 415.5(g)(2).

18 (2) Within 60 days after the issuance by the Director of Building Inspection of a
19 First Construction Document site or building permit for construction of any unit intended to be
20 an owned unit, the Director of Planning shall notify the City Engineer in writing identifying the
21 intended owned unit, and the Director of Property shall appraise the fair market value of such
22 unit as of the date of the appraisal, applying accepted valuation methods, and deliver a written
23 appraisal of the unit to the Director of Planning and the permit applicant. The permit applicant
24 shall supply all information to the Director of Property necessary to appraise the unit, including
25 all plans and specifications.

1 ~~_____~~ (3) Unless specifically stated in this Section 124(f), eEach designated unit shall be
2 subject to the provisions of Section 415413 of this Code. For purposes of this Subsection and
3 the application of Section 415413 of this Code to Ddesignated Units constructed pursuant to
4 this Subsection, the definitions set forth in Section 401 of this Code shall apply, ~~with the~~
5 exception of the following definitions, which shall supersede the definitions of the terms set
6 forth in Section 401:

7 ~~_____~~ (A) "Base price" shall mean 3.25 times the median income for a family of
8 four persons for the County of San Francisco as set forth in California Administrative Code
9 Section 6932 on the date on which a housing unit is sold.

10 ~~_____~~ (B) "Base rent" shall mean 0.45 times the median income for the County
11 of San Francisco as set forth in California Administrative Code Section 6932 for a family of a
12 size equivalent to the number of persons residing in a household renting a designated unit.

13 ~~_____~~ (C) "Designated unit" shall mean a housing unit identified and reported
14 to the Director by the sponsor of an office development project subject to this Subsection as a
15 unit that shall be affordable to households of low or moderate income for 20 years.

16 ~~_____~~ (D) "Household of low or moderate income" shall mean a household
17 composed of one or more persons with a combined annual gross net income for all adult
18 members that does not exceed 150 percent of AMI for ownership units and 120 percent of the
19 qualifying limit for a median income family of a size equivalent to the number of persons
20 residing in such household, as set forth for the County of San Francisco in California
21 Administrative Code Section 6932.

22 ~~_____~~ (E) "Sponsor" shall mean an applicant seeking approval for construction
23 of a project subject to this Subsection and such applicants' successors and assigns.

1 (3) Except as specifically specified herein, Designated Units shall meet all of the
2 procedures, pricing methodology, monitoring obligations and other requirements of the
3 Inclusionary Housing Procedures Manual and either:

4 (A) Be used to satisfy the requirements of the Inclusionary Affordable
5 Housing Program, Section 415 et seq. and meet all of the requirements of that Program,
6 including the income limits specified therein; or

7 (B) Meet the requirements of this subsection (f), including the income
8 limits specified, and be family sized, meaning that each Designated Unit contains at least 2 or
9 3 bedrooms. In the event that the Designated Unit is not also an On- or Off-site Unit under
10 Section 415, Designated Units shall not be used to determine the required unit size mix for
11 purposes of the Inclusionary Affordable Housing Program.

12 (4) MOHCD shall update its Procedures Manual if necessary to include any
13 specific provisions related to Designated Units.

14 (5) Affordable unit gross square footage which is exempted per this section for FAR
15 shall not be exempted for impact fees that are levied on a gross square foot or FAR basis.

16 **SEC. 140. ALL DWELLING UNITS IN ALL USE DISTRICTS TO FACE ON AN OPEN**
17 **AREA.**

18 (a) **Requirements for Dwelling Units.** With the exception of dwelling units in single
19 room occupancy buildings in the South of Market Mixed Use Districts, in each dwelling unit in
20 any use district, the required windows (as defined by Section 504 of the San Francisco
21 Housing Code) of at least one room that meets the 120-square-foot minimum superficial floor
22 area requirement of Section 503 of the Housing Code shall face directly on an open area of
23 one of the following types:

24 (1) A public street, public alley at least 20 feet in width, side yard at least 25
25 feet in width, or rear yard meeting the requirements of this Code; provided, that if such

1 windows are on an outer court whose width is less than 25 feet, the depth of such court shall
2 be no greater than its width; or

3 (2) An open area (whether an inner court or a space between separate
4 buildings on the same lot) which is unobstructed (except for fire escapes not projecting more
5 than necessary for safety and in no case more than four feet six inches, chimneys, and those
6 obstructions permitted in Sections 136(c)(14), (15), (16), (19), (20) and (29) of this Code) and
7 is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in
8 question is located and the floor immediately above it, with an increase of five feet in every
9 horizontal dimension at each subsequent floor, except for single room occupancy buildings in
10 the Eastern Neighborhoods Mixed Use Districts, which are not required to increase five feet in
11 every horizontal dimension until the fifth floor of the building.

12 (b) Requirements for Group Housing. For group housing projects, either each bedroom
13 or at least one interior common area that meets the 120 square-foot minimum superficial floor
14 area requirement of Section 503 of the Housing Code shall include windows meeting the
15 requirements of subsections a(1) or a(2) above. The requirements of this subsection (b) may
16 be waived by the Zoning Administrator per Section 307(m) of this Code.

17 (c) Exceptions. For historic buildings identified in Section 307(h), and for the
18 conversion of a nonconforming use in an existing building to a residential use in a district
19 where the residential use is principally permitted, the requirements of this Section 140 may be
20 modified or waived pursuant to the procedures and criteria set forth in Sections 307(h)
21 and 329. This administrative exception does not apply to new additions to historic buildings.

22 ~~**SEC. 207. DWELLING UNIT DENSITY LIMITS.**~~

23 (c) Exceptions to Dwelling Unit Density Limits. An exception to the calculations under
24 this Section shall be made in the following circumstances:

1 (1) Affordable Units in Projects with 20 Percent or More Affordable Units. For
2 projects that are not located in any RH-1 or RH-2 zoning district, or are not seeking and
3 receiving a density bonus under the provisions of California Government Code Section 65915,
4 where 20 percent or more of the Dwelling Units on-site are "Affordable Units," the on-site
5 Affordable Units shall not count towards the calculation of dwelling unit density. This Planning
6 Code Section does not provide exceptions to any other Planning Code requirements such as
7 height or bulk. For purposes of this Section 207, "Affordable Units" shall be defined as
8 meeting (1) the criteria of Section 406(b); (2) the requirements of Section 415 et seq. for on-
9 site units; or (3) restricted units in a project using California Debt Limit Allocation Committee
10 (CDLAC) tax-exempt bond financing and 4 percent tax credits under the Tax Credit Allocation
11 Committee (TCAC). If a project sponsor proposes to provide "Affordable Units" that are not
12 restricted by any other program, in order to receive the benefit of the additional density
13 permitted under this Subsection (c)(1) or Subsection (c)(2), the project sponsor shall elect and
14 the Planning Department and MOHCD shall be authorized to enforce, restricting the units as
15 affordable under Planning Code Section 415.6 up to a maximum of 20 percent of the units in
16 the principal project. The project sponsor shall make such election through the procedures
17 described in Section 415.5(g) including submitting an Affidavit of Compliance indicating the
18 project sponsor's election to pursue the benefits of Subsection (c)(1) or (c)(2) and committing
19 to 20% on-site units restricted under Section 415.6 prior to approval by the Planning
20 Commission or Planning Department staff. If a project sponsor obtains the exemption from
21 the density calculation for Affordable Units provided in this subsection, the exemption shall be
22 recorded against the property. Any later request to decrease the number of Affordable Units
23 shall require the project to go back to the Planning Commission or Planning Department,
24 whichever entity approved the project as a whole.

25

1 (2) Affordable Units in RTO Districts. In the RTO District, on site Dwelling Units
2 that are "Affordable Units," as defined in Subsection (a), shall not count toward density
3 calculations or be limited by lot area.

4 (3) Double Density for Senior Housing in RH, RM, RC, and NC Districts.
5 Senior Housing, as defined in and meeting all the criteria and conditions defined in Section
6 102 of this Code, is permitted up to twice the dwelling unit density otherwise permitted for the
7 District.

8 (A) Projects in RC Districts or within one-quarter of a mile from an RC or
9 NC-2 (Small-Scale Neighborhood Commercial District) zoned area or higher, including Named
10 Commercial Districts, and located in an area with adequate access to services including but
11 not limited to transit, shopping and medical facilities, shall be principally permitted.

12 (B) Projects in RH and RM Districts located more than one-quarter of a
13 mile from an RC or NCD-2 (Small-Scale Neighborhood Commercial District) zoned area or
14 higher, including Named Commercial Districts, shall require Conditional Use authorization.

15 (4) Accessory Dwelling Units.

16 (A) Definition. An "Accessory Dwelling Unit," also known as a
17 Secondary Unit or In-Law Unit, is defined for purposes of this Subsection 207(c)(4) as an
18 additional Dwelling Unit that:

19 (i) is constructed entirely within the existing built envelope of an
20 existing building zoned for Residential use or within the envelope of an existing and
21 authorized auxiliary structure on the same lot; and

22 (ii) will be constructed with a complete or partial waiver from the
23 Zoning Administrator of the density limits and/or the parking, rear yard exposure, or open
24 space standards of this Code pursuant to the provisions of this Section 207(c)(4) and Section
25 307(l) of this Code.

1 As used in this Section 207, the term Accessory Dwelling Unit is separate and distinct
2 from the term "dwelling units accessory to other uses" in Section 204.4.

3 (B) Applicability. The exceptions permitted by this Subsection 207(c)(4)
4 shall apply only to:

5 (i) lots within the Castro Street Neighborhood Commercial District
6 (NCD) or within 1,750 feet of the Castro Street NCD boundaries, excluding any lot within 500
7 feet of Block 2623 Lots 116 through 154; and

8 (ii) lots located in a building undergoing mandatory seismic
9 retrofitting in compliance with Section 34B of the Building Code or voluntary seismic
10 retrofitting in compliance with the San Francisco Department of Building Inspection's
11 Administrative Bulletin 094.

12 (C) Controls. An Accessory Dwelling Unit is permitted to be constructed
13 under the following conditions:

14 (i) An Accessory Dwelling Unit shall not be constructed using
15 space from an existing Dwelling Unit.

16 (ii) Castro Street NCD and Surrounding Area. For Accessory Dwelling
17 Units on lots covered by Subsection 207(c)(4)(B)(i):

18 a. An Accessory Dwelling Unit shall not be permitted in any RH-
19 1(D) zoning district.

20 b. An Accessory Dwelling Unit shall be constructed entirely within
21 the existing building envelope or auxiliary structure, as it existed three (3) years prior to the
22 time of the application.

23 c. For buildings that have no more than 10 existing dwelling units,
24 one Accessory Dwelling Unit is permitted; for buildings that have more than 10 existing
25 dwelling units, two Accessory Dwelling Units are permitted.

1 (iii) Buildings Undergoing Seismic Retrofitting. For Accessory Dwelling
2 Units on lots covered by Subsection 207(c)(4)(B)(ii):

3 a. An Accessory Dwelling Unit shall not be permitted in any RH-1
4 or RH-1(D) zoning district.

5 b. If allowed by the Building Code, a building in which an
6 Accessory Dwelling Unit is constructed may be raised up to three additional feet in height to
7 create ground-floor ceiling heights suitable for residential use.

8 (iv) Pursuant to the provisions of Section 307(l) of this Code, an
9 Accessory Dwelling Unit may receive a waiver of the density limits and parking, rear yard,
10 exposure, or open space standards of this Code from the Zoning Administrator; provided,
11 however, that if the existing building or any existing dwelling unit within the building is subject
12 to the provisions of the San Francisco Residential Rent Stabilization and Arbitration
13 Ordinance (Chapter 37 of the Administrative Code), the property owner shall submit to the
14 Department (AA) a proposed agreement demonstrating that the Accessory Dwelling Unit(s)
15 are not subject to the Costa Hawkins Rental Housing Act (California Civil Code Section
16 1954.50) because, under Section 1954.52(k), the owner has entered into this agreement with
17 the City in consideration for a direct financial contribution or any other form of assistance
18 specified in California Government Code Sections 65915 et seq. ("Agreement") and (BB) if
19 the Planning Director determines necessary, an Affidavit containing information about the
20 direct financial contribution or other form of assistance provided to the property owner. The
21 property owner and the Planning Director (or his designee), on behalf of the City, will execute
22 the Agreement, which shall be reviewed and approved by the City Attorney's Office. The
23 Agreement shall be approved prior to the City's issuance of the First Construction Document,
24 as defined in Section 107A.13.1 of the San Francisco Building Code.

1 (D) Monitoring Program.

2 (i) Monitoring of Affordability. The Department shall establish a system
3 to monitor the affordability of the Accessory Dwelling Units authorized to be constructed by
4 this Subsection 207(c)(4). Property owners shall provide the Department with rent information
5 as requested by the Department. The Board of Supervisors recognizes that property owners
6 and tenants generally consider rental information sensitive and do not want it publicly
7 disclosed. The intent of the Board is for the Department to obtain the information so that it
8 can be used by the Department in aggregate form, not in a manner that would be linked to
9 specific individuals or units. The Department shall only request rental information from
10 property owners if the notice includes the statement that the Department is acquiring it in
11 confidence and will publicly disclose it only in aggregate form. The Department shall not ask
12 property owners to provide rental information if it determines, after consulting with the City
13 Attorney's Office, that the information would be publicly disclosable under federal, state, or
14 local law in nonaggregated form.

15 (ii) Department Report. The Department shall publish a report by April
16 1, 2016, that describes and evaluates the types of units being developed and their affordability
17 rates. The report shall contain such additional information as the Director determines would
18 inform decision makers and the public on the effectiveness and implementation of the
19 Subsection and make recommendations for any amendments or expansion of areas where
20 Accessory Dwelling Units should be constructed. In subsequent years, information on
21 Accessory Dwelling Units shall be included in the Housing Inventory.

22 ~~(5) On-site Units in Group Housing projects: For On-site Units in Group~~
23 Housing projects subject to Section 415.6 that are not located in any RH-1 or RH-2 zoning
24 district, or are not seeking and receiving a density bonus under the provisions of California
25 Government Code Section 65915, the On-site Units in Group Housing projects subject to

1 Section 415.6 shall not count towards the calculation of dwelling unit density. This Planning
2 Code Section does not provide exceptions to any other Planning Code requirements such as
3 height or bulk.

4 **SEC. 307. OTHER POWERS AND DUTIES OF THE ZONING ADMINISTRATOR.**

5 In addition to those specified in Sections 302 through 306, and Sections 316 through
6 316.6 of this Code, the Zoning Administrator shall have the following powers and duties in
7 administration and enforcement of this Code. The duties described in this Section shall be
8 performed under the general supervision of the Director of Planning, who shall be kept
9 informed of the actions of the Zoning Administrator.

10 * * * *

11 (m) The Zoning Administrator may partially wave the exposure requirements of
12 Section 140(b) for group housing so that when a qualifying window faces an open area per
13 subsection 140(a)(2), such open area may be no less than 15 feet in every horizontal direction
14 and may not be required to expand on subsequent floors.

15 **SEC. 401. DEFINITIONS.**

16 In addition to the specific definitions set forth elsewhere in this Article, the
17 following definitions shall govern interpretation of this Article:

18 * * * *

19 "Allowable average purchase price." A price for all affordable owned units of the size
20 indicated below that are affordable to a household of median income as defined in this
21 Section, adjusted for the household size indicated below as of the date of the close of escrow,
22 ~~except for Single Room Occupancy units and Group Housing units that are less than 350~~
23 ~~square feet (both as defined in Section 102890.88), which shall be 75% of the maximum~~
24 purchase price level for studio units, and, where applicable, adjusted to reflect the
25

1 Department's policy on unbundled parking for affordable housing units as specified in the
 2 Procedures Manual and amended from time to time:

<i>Number of Bedrooms (or, for live/work units square foot equivalency)</i>	<i>Number of Persons in Household</i>
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 "Allowable average annual rent." Annual rent for an affordable rental unit of the size
 14 indicated below that is 30 percent of the annual gross income of a household of low income
 15 as defined in this Section, adjusted for the household size indicated below except for Single
 16 Room Occupancy units and Group Housing units that are less than 350 square feet (both as
 17 defined in Section ~~102890.88~~), which shall be 75% of the maximum rent level for studio units,
 18 and, where applicable, adjusted to reflect the Department's policy on unbundled parking for
 19 affordable housing units as specified in the Procedures Manual and amended from time to
 20 time:

<i>Number of Bedrooms (or, for live/work units square foot equivalency)</i>	<i>Number of Persons in Household</i>
0 (Less than 600 square feet)	1

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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

At no time can a rent increase, or can multiple rent increases within one year, exceed the percentage change in Maximum Monthly Rent levels as published by MOH from the previous calendar year to the current calendar year.

* * * *

"Housing project." Any development which ~~has~~ includes residential ~~units use~~ as defined in ~~the~~ Planning Code Section 102, including but not limited to Dwellings, Group Housing, Single Room Occupancy Units, independent living units, and other forms of development which are intended to provide long-term housing to individuals and households. "Housing project" shall not include that portion of a development that qualifies as an Institutional Use under the Planning Code. "Housing project" for purposes of the Inclusionary Housing Program shall also include the development of live/work units as defined by Section 102.13 of this Code. Housing project for purposes of the Inclusionary Housing Program shall mean all phases or elements of a multi-phase or multiple lot residential development.

"Housing unit" or "unit." ~~A residential use dwelling unit in a Housing project as defined in San Francisco Housing Code Section 401. For the purposes of the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq., and corresponding definitions in this Section 401, the use of the word "unit" will also mean bedrooms where a Group Housing or other Housing project is measured by number of bedrooms.~~

* * * *

1 "Maximum annual rent." The maximum rent that a housing developer may charge any
 2 tenant occupying an affordable unit for the calendar year. The maximum annual rent for an
 3 affordable housing unit of the size indicated below shall be no more than 30 percent of the
 4 annual gross income for a household of low income as defined in this Section, as adjusted for
 5 the household size indicated below, except in the case of Single Room Occupancy units and
 6 Group Housing units that are less than 350 square feet (both as defined in Section 102890.88),
 7 which shall be 75% of the maximum rent level for studio units, as of the first date of the
 8 tenancy:

<i>Number of Bedrooms (or, for live/work units square foot equivalency)</i>	<i>Number of Persons in Household</i>
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

18 At no time can a rent increase, or can multiple rent increases within one year, exceed
 19 the percentage change in Maximum Monthly Rent levels as published by MOH from the
 20 previous calendar year to the current calendar year.

21 "Maximum purchase price." The maximum purchase price for an affordable owned unit
 22 of the size indicated below except in the case of Single Room Occupancy units and Group
 23 Housing units that are less than 350 square feet (both as defined in Section 102 890.88), which
 24 shall be 75% of the maximum purchase price level for studio units, that is affordable to a
 25 household of moderate income, adjusted for the household size indicated below, assuming an

1 annual payment for all housing costs of 33 percent of the combined household annual gross
 2 income, a down payment recommended by MOH and set forth in the Procedures Manual, and
 3 available financing:

<i>Number of Bedrooms (or, for live/work units square foot equivalency)</i>	<i>Number of Persons in Household</i>
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 * * * *

14 **SEC. 415.6. ON-SITE AFFORDABLE HOUSING ALTERNATIVE.**

15 * * * *

16 (c) Type of Housing: All on-site units constructed under this Section must be provided
 17 as ownership units unless the project sponsor meets the eligibility requirement of Section
 18 415.5(g). All on-site units must be Affordable to Qualifying Households, except that Group
 19 Housing On-Site Units shall be affordable to households earning up to 90% of AMI if rented
 20 and up to 120% of AMI if provided as ownership units. In general, affordable units
 21 constructed under this Section 415.6 shall be comparable in number of bedrooms, exterior
 22 appearance and overall quality of construction to market rate units in the principal project. A
 23 Notice of Special Restrictions shall be recorded prior to issuance of the first construction
 24 document and shall specify the number, location and sizes for all affordable units required
 25 under this Subsection. The interior features in affordable units should be generally the same

1 as those of the market rate units in the principal project, but need not be the same make,
2 model or type of such item as long as they are of good and new quality and are consistent
3 with then-current standards for new housing. The square footage of affordable units do not
4 need to be same as or equivalent to those in market rate units in the principal project, so long
5 as it is consistent with then-current standards for new housing. Where applicable, parking
6 shall be offered to the affordable units subject to the terms and conditions of the Department's
7 policy on unbundled parking for affordable housing units as specified in the Procedures
8 Manual and amended from time to time. On-site affordable units shall be ownership units
9 unless the project applicant meets the eligibility requirement of Section 415.5(g).

10 * * * *

11
12 Section 4. Effective Date; Applicability, and Retroactivity of Ordinance. This ordinance
13 shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the
14 ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within
15 ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the
16 ordinance. This ordinance shall apply to all Housing projects as defined, including Group
17 Housing projects, where the Department of Building Inspection issues the First Construction
18 Document, as defined in San Francisco Building Code Section 107A.13.1, after May 19, 2015.
19 Accordingly, this ordinance shall be retroactive to May 20, 2015.

20
21 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
22 ~~intends to amend only those words, phrases, paragraphs, subsections, sections, articles,~~
23 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
24 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
25

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

3
4 APPROVED AS TO FORM:
5 DENNIS J. HERRERA, City Attorney

6 By: 
7 Susan Cleveland-Knowles
8 Deputy City Attorney

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LEGISLATIVE DIGEST
(07/20/15 – Amended in Committee)

[Planning Code - Inclusionary Housing Requirements for Group Housing, Affordable Designated Unit Requirements in C-3 Districts]

Ordinance amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to housing projects, as defined, including group housing projects; change certain requirements for group housing projects including eliminating the exemption for group housing projects from certain exposure requirements; allowing a Zoning Administrator partial waiver from the exposure requirements; allowing affordable On-Site Units in group housing projects to be exempt from density calculations in certain circumstances; specifying that On-site Units in group housing projects be priced as 75% of the maximum purchase price for studio units if the bedrooms are less than 350 square feet; and clarify the requirements for Designated Units in certain C-3 districts under Section 124(f) including that they be affordable to households of 120% of AMI for rental and 150% of AMI for ownership and otherwise meet the monitoring and procedures for affordable units under the Inclusionary Affordable Housing Program; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings including findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Existing Law

The Inclusionary Affordable Housing Program ("Inclusionary Program"), adopted by the Board in 2002 provided that the Inclusionary Program applies to all applications for "housing projects" including 10 or more units. The Inclusionary Program requires project sponsors to provide On-site or Off-site affordable units or to pay a fee. On-site units must be affordable to households of 55% of Area Median Income (AMI) if rented and 90% of AMI if sold. The definition of "Housing project" includes a broad variety of developments "which are intended to provide long-term housing to individuals and households," specifically including group housing, among other forms of housing. The definition of "housing project," currently found in Planning Code Section 401, has not changed in any material respect and the Program still applies to projects of 10 or more units. "Unit" is defined as a dwelling unit under the San Francisco Housing Code.

Group housing projects in general do not need to meet the exposure requirements of the Planning Code. In buildings in C-3-G and C-3-S Districts, other than those designated as Significant or Contributory pursuant to Article 11 of this Code, additional square footage above that permitted by the base floor area ratio limits may be approved for construction of dwellings

on the site of the building affordable to households whose incomes are within 150 percent of the median income.

Amendments to Current Law

The Proposed Legislation makes findings establishing that the Board intended that the Inclusionary Program, as adopted in 2002 and subsequently amended, should apply to group housing, including a variety of other forms of housing. The legislation amends the definition of housing project and housing unit to more clearly include group housing; and provides that the use of the term "unit" where it appears in the Inclusionary Program can mean a bedroom where a group housing or other housing project is measured by number of bedrooms.

Background Information

In implementing the Inclusionary Program, the Planning Department has not applied the Program to group housing. The sponsors have introduced this legislation to clarify that the Department should apply the Program to group housing.

This legislative digest reflects amendments adopted by the Land Use and Transportation Committee on July 13 and July 20, 2015 as follows:

1. Apply exposure requirements that apply to other types of residential projects to group housing and allow a Zoning Administrator partial waiver from the exposure requirements for all group housing bedrooms or the group housing common room.
2. Clarify that the group housing bedrooms provided as On- or Off-site Units under the Inclusionary Affordable Housing Program would be priced as 75% of the maximum purchase price for studio units if the bedrooms are less than 350 square feet. Otherwise, such bedrooms would be subject to the price for a studio unit.
3. Provide that On-site inclusionary group housing rooms satisfying the Inclusionary Requirements may be exempt from density calculations.
4. Amending the requirements for Designated Units in certain C-3 districts under Section 124(f) including that they be affordable to households of 120% of AMI for rental and 150% of AMI for ownership, and that they generally follow the procedures for affordable units under the Inclusionary Affordable Housing Program.

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SAN FRANCISCO PLANNING DEPARTMENT

July 8, 2015

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

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Re: Transmittal of Planning Department Case Number 2015.005457PCA:
Amendments relating to Applying Inclusionary Housing Requirements to
Group Housing
Board File No. 15-0348
Planning Commission Recommendation: Approval with Modification

Dear Ms. Calvillo and Supervisor Avalos,

On July 2, 2015, the San Francisco Planning Commission conducted duly noticed public hearing at a regularly scheduled meeting to consider the proposed amendments to the Planning Code introduced by Supervisors Avalos and Kim. At the hearing, the Planning Commission recommended approval with modification of this Ordinance.

The Commission also considered the amendments proposed by Supervisor Christensen in her letter dated June 11, 2015. However, the Commission did not have enough information to recommend approval or disapproval for these amendments.

The proposed amendments are exempt from environmental review under Section 15060(c)(2) and 15378 of the CEQA Guidelines.

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

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc:
Supervisor John Avalos, Jane Kim, Julie Christensen
Jon Givner, City Attorney
Susan Cleveland-Knowles
Jeremy Pollock, Legislative aid to Supervisor John Avalos

www.sfplanning.org



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19405

Planning Code Text Change

HEARING DATE: JULY 2, 2015

Project Name: Amendments relating to Applying Inclusionary Housing Requirements to Group Housing

Case Number: 2015.005457PCA [Board File No. 150348]

Initiated by: Supervisor John Avalos / Introduced May 19th, 2015

Staff Contact: Kimia Haddadan, Legislative Affairs
Kimia.haddadan@sfgov.org, 415-558-6257

Reviewed by: Aaron Starr, Manager Legislative Affairs
aaron.starr@sfgov.org, 415-558-6395

Recommendation: Recommend Approval

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO CLARIFY THAT THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM, PLANNING CODE SECTION 415 ET SEQ. APPLIES TO HOUSING PROJECTS, AS DEFINED, INCLUDING GROUP HOUSING PROJECTS; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS INCLUDING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

WHEREAS, on May 19th 2015 Supervisor John Avalos introduced a proposed Ordinance under the Board of Supervisors (hereinafter "Board") File Number 150348, which would amend the Planning Code to clarify that the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq. applies to housing projects, as defined, including group housing projects; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings including findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and

WHEREAS, on June 11, Supervisor Christensen submitted a letter to the Planning Commission (hereinafter referred to as "Supervisor Christensen's letter") expressing her intent to propose amendments to this Ordinance when it returns to the Board of Supervisors at the Land Use Committee. The letter provides that her amendments would modify Section 124 (f) of the Planning Code, clarifying the existing FAR bonus provisions in C-3 zoning districts for affordable units; and

WHEREAS, the proposed Ordinance has been determined not to be a project under the California Environmental Quality Act Section 15060(c) and 15378; and

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on July 2, 2015; 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 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

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors recommend **approval with modifications** of the proposed ordinance and amendments proposed in Supervisor Christensen's letter, with the proposed modifications as follows:

1. Apply exposure requirements to group housing and allow a Zoning Administrator partial waiver from the exposure requirements for all group housing bedrooms or the group housing common room. The partial waiver would allow the windows to face an open area of 15 feet by 15 feet.
2. Clarify that the inclusionary group housing bedrooms would be priced as 75% of the maximum purchase price for studio units if the bedrooms are less than 350 square feet. Otherwise, the inclusionary group housing bedrooms would be subject to the price for a studio.
3. Allow on-site inclusionary group housing rooms satisfying the Inclusionary Requirements to be exempt from density calculations.
4. Request the Planning Department to conduct a study on group housing definitions and requirements and specifically propose appropriate ratios to require common rooms in group housing projects.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, the Commission finds, concludes and determines as follows:

1. Since 2002, when the Inclusionary Ordinances became effective in San Francisco, the Planning Department has not applied the inclusionary requirements to group housing projects. The Planning Code requires "Housing Projects" with 10 or more units to pay towards the Affordable Housing Fee or set aside certain percentage of their units affordable to qualifying households. The Code's definition of a Housing Projects includes group housing
2. In another section of the Inclusionary Ordinance the threshold for the inclusionary requirements is set as 10 or more "units". The Planning Code distinguishes group housing bedrooms from dwelling units. Based on this practice, the Department has historically taken the position that group housing projects are not subject to the Inclusionary Program since such projects do not include dwelling units. However "housing unit" or "unit" in Article 4 of the Planning Code does not relate to the Planning Code's definition of dwelling unit but the Housing Code definition of

this term. Unlike the Planning Code, the Housing Code does not exclude group housing from the definition of a dwelling unit. Despite this, the Department has been interpreting that a "housing unit" does not include a group housing bedroom. This interpretation aligned with group housing projects that the Department reviewed in the past decade, as they were mostly serving special needs populations. The recent type of group housing projects however highlighted the inconsistency of the Department's practice in implementing the Inclusionary Program.

3. Group housing as a housing type is distinct from a dwelling unit in that it provides smaller shared or private bedrooms, sometimes with limited cooking facilities. It also includes shared amenities such as common living rooms, kitchens, or even bathrooms. Group housing promotes a shared living style where bedroom units would sell or rent less expensively than a dwelling unit as they are smaller in size and less independent. Group housing generally has higher density allowance compared to dwelling units in the same zoning districts. Group housing projects also have a reduced open space requirement (1/3 of dwelling unit requirements) and are exempt from exposure requirements. Also, rear yard requirements do not apply to group housing units if they qualify as Single Room Occupancy (hereinafter SRO) units per the Planning Code, which means the room is less than 350 square feet. The Planning Code lacks any requirements for group housing projects to provide a common room to serve the shared living style and complement the smaller bedroom sizes. The Department has been requesting such amenities from the project sponsors on a case by case basis.
4. In the past decade group housing projects have changed in style and targeted demographics. While in the past most group housing projects targeted special needs population and provided affordable housing, currently such projects provide smaller sized market rate private bedroom suites. It is necessary for the Department to update its regulations and practices of this housing typology to reflect this change.
5. **General Plan Compliance.** The proposed Ordinance is consistent with the Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES

POLICY 4.5

Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

The proposed Ordinance would help advance this policy by clarifying that group housing projects are subject to the inclusionary requirement. This would result in affordable group housing units that could help address the need for housing for low-income single person or two person households.

6. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not affect opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would result in more affordable housing as group housing projects comply with the City's inclusionary requirements.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not have an adverse effect on the City's commuter traffic and would not impede MUNI transit service or overburden the City's streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

7. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance, approved as to form by the City Attorney and as described in this Resolution.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on July 2nd, 2015.

Jonas Ionin
Commission Secretary

AYES: Johnston, Hillis, Wu, Moore, Richards

NOES: Anotonini, Fong

ABSENT:



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text Change HEARING DATE: JULY 2, 2015

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Project Name: Amendments relating to Applying Inclusionary Housing Requirements to Group Housing
Case Number: 2015.005457PCA [Board File No. 150348]
Initiated by: Supervisor John Avalos / Introduced May 19th, 2015
Staff Contact: Kimia Haddadan, Legislative Affairs
Kimia.haddadan@sfgov.org, 415-558-6257
Reviewed by: Aaron Starr, Manager Legislative Affairs
aaron.starr@sfgov.org, 415-558-6395
Recommendation: Recommend Approval

PLANNING CODE AMENDMENT

The proposed ordinance would amend the Planning Code to clarify that the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq. applies to housing projects, as defined, including group housing projects; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings including findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1.

Supervisor Christensen’s Proposed Amendments

On June 11, Supervisor Christensen submitted a letter to the Planning Commission (hereinafter referred to as “Supervisor Christensen’s letter”) expressing her intent to propose amendments to this Ordinance when it returns to the Board of Supervisors at the Land Use Committee¹. The letter provides that her amendments would modify Section 124 (f) of the Planning Code, clarifying the existing FAR bonus provisions in C-3 zoning districts for affordable units.

The Way It Is Now:

Because of conflicting language in the Planning Code, the Inclusionary Housing Requirements in Planning Code Section 415 are not applied to Group Housing projects.

Supervisor Christensen’s Proposed Amendments

Planning Code Section 124(f) allows projects in C-3 zoning districts to exempt dwelling units from the building FAR calculations if those units are affordable to 150% AMI for 20 years.

¹ These amendments are not related to group housing but further clarifies some Planning Code provisions related to inclusionary and affordable units.

The Way It Would Be:

The conflicting language in the Planning Code would be corrected, and Inclusionary Housing requirements in Planning Code Section 415 would be applied to Group Housing projects that have not received a First Construction Permit before May 20, 2015.

Supervisor Christensen's Proposed Amendments

The proposed amendments would modify the controls for affordable bonus units subject to Section 124(f) so that such units:

- are affordable to households of 120% of AMI if rental and affordable to 150% AMI if ownership units.
- remain affordable for their lifetime
- are two or three bedrooms (except if the units are also satisfying the Inclusionary Program per Section 415)
- are subject to the Inclusionary Program's pricing methodology, procedures, but not the unit mix requirements.
- are subject to a Costa Hawkins Exception Agreement if the designated units are rental

BACKGROUND

Since 2002, when the Inclusionary Ordinances became effective in San Francisco, the Planning Department has not applied the inclusionary requirements to group housing projects. The Planning Code requires "Housing Projects" with 10 or more units to pay towards the Affordable Housing Fee or set aside certain percentage of their units affordable to qualifying households. The Code's definition of a Housing Projects includes group housing: *"Any development which has residential units as defined in the Planning Code, including but not limited to dwellings, group housing, independent living units, and other forms of development which are intended to provide long-term housing to individuals and households."*

In another section of the Inclusionary Ordinance the threshold for the inclusionary requirements is set as 10 or more "units". The Planning Code distinguishes group housing bedrooms from dwelling units. Based on this practice, the Department has historically taken the position that group housing projects are not subject to the Inclusionary Program since such projects do not include dwelling units. However "housing unit" or "unit" in Article 4 of the Planning Code does not relate to the Planning Code's definition of dwelling unit but the Housing Code definition of this term. Unlike the Planning Code, the Housing Code does not exclude group housing from the definition of a dwelling unit. Despite this, the Department has been interpreting that a "housing unit" does not include a group housing bedroom. This interpretation aligned with group housing projects that the Department reviewed in the past decade, as they were mostly serving special needs populations. The recent type of group housing projects however highlighted the inconsistency of the Department's practice in implementing the Inclusionary Program.

The proposed legislation would create consistency in the Planning Code with regards to application of the Inclusionary Program to group housing development projects. It clarifies the definition of a "Housing Unit" for the purpose of Section 415 (the Affordable Housing Fee) to explicitly include a group housing bedroom as well as a dwelling unit. It also establishes that the pricing for the inclusionary group housing bedrooms would be calculated as 75% of pricing for studios, as established by the Mayor's Office of Housing and Community Development (MOHCD).

ISSUES AND CONSIDERATIONS

Group Housing: Definition and Requirements

Group housing as a housing type is distinct from a dwelling unit in that it provides smaller shared or private bedrooms, sometimes with limited cooking facilities. It also includes shared amenities such as common living rooms, kitchens, or even bathrooms. Group housing promotes a shared living style where bedroom units would sell or rent less expensively than a dwelling unit as they are smaller in size and less independent. The Planning Code defines group housing as:

"A Residential Use that provides lodging or both meals and lodging, without individual cooking facilities, by prearrangement for a week or more at a time, in a space not defined by this Code as a dwelling unit. Such group housing shall include, but not necessarily be limited to, a Residential Hotel, boardinghouse, guesthouse, rooming house, lodging house, residence club, commune, fraternity or sorority house, monastery, nunnery, convent, or ashram. It shall also include group housing affiliated with and operated by a medical or educational institution, when not located on the same lot as such institution, which shall meet the applicable provisions of Section 304.5 of this Code concerning institutional master plans."

In 2005, an interpretation by the Zoning Administrator² at the time expanded this definition so that group housing units may include limited kitchen facilities (two burner oven, small under-counter fridge, microwave, small sink, but no oven). Group housing units with such limited cooking facilities are closer in design and unit type to small studio dwelling units.

Despite such similarity, the Planning Code requirements for group housing are relaxed compared to dwelling units. Group housing generally has higher density allowance compared to dwelling units in the same zoning districts. Group housing projects also have a reduced open space requirement (1/3 of dwelling unit requirements) and are exempt from exposure requirements. Also, rear yard requirements do not apply to group housing units if they qualify as Single Room Occupancy (hereinafter SRO) units per the Planning Code, which means the room is less than 350 square feet. The higher density and relaxed Planning Code requirements allow group housing projects to be more financially feasible on smaller or narrow lots, offering small private bedroom suites to the market.

The Planning Code lacks any requirements for group housing projects to provide a common room to serve the shared living style and complement the smaller bedroom sizes. The Department has been requesting such amenities from the project sponsors on a case by case basis.

Given that group housing units tend to serve more as private independent rooms often with kitchenettes, and also given the increased popularity of group housing projects, further clarifications of group housing definition and regulations are needed. Such clarifications should update the definition of group housing, the amount and quality of required shared amenities such as a common room, the bedroom size and amenities, along with other quality of life requirements such as exposure.

² Planning Code interpretation for Section 209.2(a), effective date 10/05

One precedent for applying exposure requirement of the Planning Code to inherently smaller units is the provisions for the Accessory Dwelling Units. These are units added to an existing residential building within the existing built envelope. The Zoning Administrator can issue an administrative waiver from the exposure requirements partially, so that in such units the required open area to which the windows face can be of smaller size (15 feet by 15 feet).

Past and Current Group Housing Projects

In the past 10 years, four group housing projects have been approved and constructed, all of which provide housing or shelter to specific needs groups including youth shelter³, or supportive housing⁴ for formerly homeless senior.

Currently, there are two group housing projects in the pipeline that would be affected by the proposed Ordinance: 1) 361 Turk Street proposing 238 group housing rooms with individual kitchenettes; and 2) 1178 Folsom Street including 42 Single Room Occupancy (SRO)⁵ group housing units also with individual kitchenettes. The Department currently is also reviewing a few PPAs that propose similar types of group housing private bedroom suites.

The change in the type of group housing projects that seek approval highlighted the inconsistency in the Planning Code and the Department's practice in not applying the inclusionary requirements to group housing projects. While in the past most group housing projects were either homeless shelters or supportive housing, or elderly care, today the market calls for group housing projects with private bedroom suites.

Inclusionary Unit Pricing

The inclusionary housing requirements in the Planning Code can be satisfied with an on-site option. Per this option, the project sponsor would set aside a certain number of units (usually 12% of the units) in the building affordable to households earning 55% of AMI if rental or 90% of AMI if ownership. The Mayor's Office of Housing and Community Development (hereinafter MOHCD) established a pricing mechanism to determine the rental or sales price for these units to remain affordable for the targeted household types. The pricing mechanism is based on unit type (studio, one-bedroom, two-bedroom, etc.) and household size. If the affordable units qualify as an SRO, MOHCD calculates the pricing based on 75% of a studio unit⁶. The purpose of this adjustment is to account for the fact that an SRO unit is usually cheaper than a studio as they are smaller in size. Similarly, the proposed Ordinance recommends using the same adjustment for group housing bedrooms as they also tend to be smaller in size and less independent than a studio dwelling unit.

It is important to note that for a rental housing project in order to satisfy the requirements of the Inclusionary Housing program with an on-site option, project sponsors need to enter into a Cost-Hawkins Exception Agreement with the City. This agreement holds that units within the buildings are maintained affordable to low income households in return for a direct financial contribution that the

³ 536 Central- Diamond Youth Shelter

⁴ 416 Bay Street- The Arc of San Francisco- supportive housing for adults with disabilities & 2500 Market- Market Street Mission (homeless shelter and services)

⁵ For the purpose of the Planning Code, an SRP dwelling unit or group housing mean the unit/bedroom is smaller than 350 sq. ft.

⁶ A studio can be up to 600 sq. ft. in MOHCD's pricing table.

sponsor receives. Generally, a direct financial contribution includes exemptions from rear yard, open space, exposure, density, or so forth. Group housing projects, as discussed earlier, are more permissive than dwelling unit projects and such exemptions may not be needed. This may deem the on-site option legally infeasible due to a lack of available direct financial contribution as described in the Code.

Demographics of Group Housing

The current group housing projects primarily target single person households or couples without children, offering a smaller private bedroom setting, often with a kitchenette, along with shared common rooms and facilities. Given the increase in people living alone, and couples without children, in San Francisco and generally in the country, this is a housing type that would address such demographic change. Looking at living arrangement data in San Francisco from 2000 to 2013, there has been an 18% increase in couples without children. Additionally, there has been a 24% increase in unrelated individuals living together in larger dwelling units that otherwise could accommodate families. Group housing projects can accommodate these increasing demographics, providing private bedroom suites for such independent individuals while maintaining a shared living style.

Per the proposed Ordinance, if such group housing bedrooms are made affordable (through the on-site option), the unit provides a very affordable rent of about \$600 per month for rental. Such rate is on a lower end of affordability spectrum serving a single person or a two person household, a need that is aggravated by the demographic shifts in household types.

Supervisor Christensen Letter: Middle Income Affordable Units

Section 124(f) of the Planning Code was adopted as a part of the Downtown Plan in 1985. The intent of this Code section was to facilitate provision of units that are affordable to households of middle income (150% of AMI) through an FAR bonus in C-3-G and C-3-S Districts. Since then, the City established an Inclusionary Zoning program in 2002, where the units are affordable to 55% of AMI for rental and 90% of AMI for ownership units. Many projects have used the inclusionary units also as designated units subject to 124(f) for an FAR bonus. Only two projects (55 9th Street and 1400 Mission) have used this Section to provide "bonus units" outside of the inclusionary program. However, the units provided, given the current housing affordability crisis do not serve the intended middle income population. For example, in 55 9th Street, the affordable studio rents out for \$2,700 for a household earning 150% AMI. Such rent is already available on the market for a studio and therefore does not serve as an affordable unit. In addition, 124(f) requires the project sponsor to restrict the affordability for only 20 years – a much shorter term than other current affordability restrictions, which often last for from 50 years up to the "life of the project."

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

RECOMMENDATION

The Department recommends that the Commission recommend *approval with modifications* of the proposed Ordinance and adopt the attached Draft Resolution to that effect. The proposed modifications include:

1. Apply exposure requirements to group housing and allow a Zoning Administrator partial waiver from the exposure requirements for all group housing bedrooms or the group housing common room. The partial waiver would allow the windows to face an open area of 15 feet by 15 feet.
2. Clarify that the inclusionary group housing bedrooms would be priced as 75% of the maximum purchase price for studio units if the bedrooms are less than 350 square feet. Otherwise, the inclusionary group housing bedrooms would be subject to the price for a studio.
3. Allow on-site inclusionary group housing rooms satisfying the Inclusionary Requirements to be exempt from density calculations.
4. Request the Planning Department to conduct a study on group housing definitions and requirements and specifically propose appropriate ratios to require common rooms in group housing projects.

Recommendations Related to Supervisor Christensen's Proposed Amendments

5. Clarify that the designated units would not be exempt from Planning Code Infrastructure Impact Fees.

BASIS FOR RECOMMENDATION

Staff supports the notion that the Inclusionary Program should apply to all housing projects including group housing. Since the establishment of the Inclusionary Program, most group housing projects were homeless shelters or other forms of subsidized housing. Under the current Inclusionary Housing requirements such 100% affordable housing developments are not subject to the Inclusionary Housing requirements and, under the Proposed Legislation, would continue to be exempt. The more recent group housing projects in the pipeline offer market-rate private bedroom suites. This highlighted the inconsistency in the Planning Code in implementation of the Inclusionary Program. Requiring this Ordinance to apply to projects that have not received their First Construction Permit before May 20, 2015 would capture all market rate group housing projects in the pipeline. Staff also supports the clarification in the pricing mechanism for affordable group housing units. The adjusted pricing (75% of MOHCD's pricing for a studio) reflects the current practice pricing for SROs and addresses the distinction of group housing bedroom suites, with less independent living arrangement (limited cooking facilities, common living room, etc.), from a studio unit, which is an independent living arrangement.

The following are the explanations for staff's proposed modification to the Ordinance:

1. Apply exposure requirements to group housing and allow a Zoning Administrator partial waiver from the exposure requirements for all group housing bedrooms or the group housing common room- The Planning Code establishes quality of life standards for residential buildings in order to ensure a certain standard of living for San Franciscans. Group housing units should provide these standards consistent with other types of housing. For a dwelling unit, the Planning Code requires at least one room to have exposure to light and air through a window facing a street or an open area of a

certain size. Staff's proposed modification would adapt this requirement to group housing. Group housing bedrooms are often smaller and less of an independent living arrangement compared to dwelling units and a common room usually serves as living room for these bedrooms. Similar to the current practices of the Planning Code's exposure requirements, the proposed modification would allow either the private bedrooms or the shared common room to comply with the exposure requirements. The goal is that if any of the private bedrooms does not comply with the exposure requirements, the common room in the building would provide such quality of life. Additionally the proposed modifications replicate the partial waiver from exposure for ADUs currently in the Planning Code. This proposal aims to ensure that group housing units are still feasible without compromising quality of life gained by exposure to light and air.

2. **Clarify that the inclusionary group housing bedrooms would be priced as 75% of the maximum purchase price for studio units if the bedrooms are less than 350 square feet** - The Planning Code does not restrict the size of a group housing room. While group housing projects currently existing or in the pipeline generally have smaller units, it is possible for a project to propose 450 sq. ft. group housing bedroom suites, for example. The proposed modification aims to capture such potential instances. If a group housing bedroom suite is larger than 350 sq. ft. (the maximum threshold for an SRO), MOHCD would no longer apply the 75% pricing adjustment. Such larger size group housing bedroom suite would be more similar in design and amenities to a studio and therefore should be priced similarly as well.
3. **Allow on-site inclusionary group housing rooms satisfying the Inclusionary Requirements to be exempt from density calculations** - The private bedroom suites in the group housing projects would serve types of household which are on the rise: single persons or couples without children. Inclusionary affordable group housing bedrooms would provide housing on the cheapest spectrum of affordability in the inclusionary program for these types of households. Encouraging project sponsors to satisfy their inclusionary requirement with the on-site option would help provide more affordable housing options at the lower level of rent or sales price. The proposed modification would provide an incentive for project sponsors to provide on-site affordable group housing bedroom suites both financially; and also legally for rental projects, as it provides the necessary grounds for the Costa Hawkins Exception Agreement. This proposal would exempt affordable units from density calculations, where density restrictions exist, allowing additional units, and enhancing financial feasibility of the project. This exception would only exempt the units from density calculations while other height, bulk, and building envelope limitations would still apply.
4. **Request the Planning Department to conduct a study on group housing definition and requirements and specifically propose appropriate ratios to require common rooms in group housing projects.** In the past decade group housing projects have changed in style and targeted demographics. While in the past most group housing projects targeted special needs population and provided affordable housing, currently such projects provide smaller sized market rate private bedroom suites. It is necessary for the Department to update its regulations and practices of this housing typology to reflect this change. For example, group housing projects have smaller open space requirements and also tend to have smaller bedroom sizes. Residents of such buildings would therefore need additional living room space used for relaxing and gathering. The Department has been requesting common rooms when reviewing group housing on a case by case basis. Given the current boom in the housing market and the tendency to maximize number of units in each project, staff finds that there is a need for an established common room requirement for group housing projects in order to maintain a standard quality of life in such projects.

Supervisor Christensen's Proposed Amendments

Staff also supports the amendments recommended in Supervisor Christensen's letter. The amendments align the intent of Section 124(f) provisions with the current inclusionary procedures and practices of MOHCD. The adjustment to the AMI income levels reflects the distinction MOHCD makes for affordability levels of rental versus ownership units. The amendments also would set the unit type as two or three bedrooms, adjusting the provisions to address the current need for middle income housing for families and households of larger size. This would also avoid having a studio affordable to 150% of AMI while the market already offers such level of affordability. Staff proposes one modification to these amendments:

5. **Clarify that the designated units would not be exempt from Planning Code Infrastructure Impact Fees** - Since the adoption of the Downtown Plan in 1985, the City has established several infrastructure impact fees for development projects. The intention of Section 124(f) was to only exempt the bonus units from FAR calculations. Staff recommends clarifying that such fees would still apply to the additional bonus units.

ENVIRONMENTAL REVIEW

The proposed Ordinance would result in no physical impact on the environment. The proposed amendments are exempt from environmental review under Sections 15060(c)(2) and 15378 of the CEQA Guidelines.

PUBLIC COMMENT

The Department has not received any public comment on this Ordinance.

RECOMMENDATION: Recommendation of Approval with modification

Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Supervisor Christensen Letter
- Exhibit C: Board of Supervisors File No. 150348



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

Planning Code Text Change

HEARING DATE: JULY 2, 2015

Project Name: Amendments relating to Applying Inclusionary Housing Requirements to Group Housing

Case Number: 2015.005457PCA [Board File No. 150348]

Initiated by: Supervisor John Avalos / Introduced May 19th, 2015

Staff Contact: Kimia Haddadan, Legislative Affairs
Kimia.haddadan@sfgov.org, 415-558-6257

Reviewed by: Aaron Starr, Manager Legislative Affairs
aaron.starr@sfgov.org, 415-558-6395

Recommendation: Recommend Approval

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO CLARIFY THAT THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM, PLANNING CODE SECTION 415 ET SEQ. APPLIES TO HOUSING PROJECTS, AS DEFINED, INCLUDING GROUP HOUSING PROJECTS; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS INCLUDING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

WHEREAS, on May 19th 2015, Supervisor John Avalos introduced a proposed Ordinance under the Board of Supervisors (hereinafter "Board") File Number 150348, which would amend the Planning Code to clarify that the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq. applies to housing projects, as defined, including group housing projects; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings including findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and

WHEREAS, on June 11, Supervisor Christensen submitted a letter to the Planning Commission (hereinafter referred to as "Supervisor Christensen's letter") expressing her intent to propose amendments to this Ordinance when it returns to the Board of Supervisors at the Land Use Committee. The letter provides that her amendments would modify Section 124 (f) of the Planning Code, clarifying the existing FAR bonus provisions in C-3 zoning districts for affordable units; and

WHEREAS, the proposed Ordinance has been determined not to be a project under the California Environmental Quality Act Section 15060(c) and 15378; and

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on July 2, 2015; 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 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

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors recommend approval with modifications of the proposed ordinance and amendments proposed in Supervisor Christensen's letter, with the proposed modifications as follows:

1. Apply exposure requirements to group housing and allow a Zoning Administrator partial waiver from the exposure requirements for all group housing bedrooms or the group housing common room. The partial waiver would allow the windows to face an open area of 15 feet by 15 feet.
2. Clarify that the inclusionary group housing bedrooms would be priced as 75% of the maximum purchase price for studio units if the bedrooms are less than 350 square feet. Otherwise, the inclusionary group housing bedrooms would be subject to the price for a studio.
3. Allow on-site inclusionary group housing rooms satisfying the Inclusionary Requirements to be exempt from density calculations.
4. Request the Planning Department to conduct a study on group housing definitions and requirements and specifically propose appropriate ratios to require common rooms in group housing projects.

Recommendations Related to Supervisor Christensen's Proposed Amendments

5. Clarify that the designated units would not be exempt from Planning Code Infrastructure Impact Fees.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, the Commission finds, concludes and determines as follows:

1. Since 2002, when the Inclusionary Ordinances became effective in San Francisco, the Planning Department has not applied the inclusionary requirements to group housing projects. The Planning Code requires "Housing Projects" with 10 or more units to pay towards the Affordable Housing Fee or set aside certain percentage of their units affordable to qualifying households. The Code's definition of a Housing Projects includes group housing
2. In another section of the Inclusionary Ordinance the threshold for the inclusionary requirements is set as 10 or more "units". The Planning Code distinguishes group housing bedrooms from dwelling units. Based on this practice, the Department has historically taken the position that

group housing projects are not subject to the Inclusionary Program since such projects do not include dwelling units. However "housing unit" or "unit" in Article 4 of the Planning Code does not relate to the Planning Code's definition of dwelling unit but the Housing Code definition of this term. Unlike the Planning Code, the Housing Code does not exclude group housing from the definition of a dwelling unit. Despite this, the Department has been interpreting that a "housing unit" does not include a group housing bedroom. This interpretation aligned with group housing projects that the Department reviewed in the past decade, as they were mostly serving special needs populations. The recent type of group housing projects however highlighted the inconsistency of the Department's practice in implementing the Inclusionary Program.

3. Group housing as a housing type is distinct from a dwelling unit in that it provides smaller shared or private bedrooms, sometimes with limited cooking facilities. It also includes shared amenities such as common living rooms, kitchens, or even bathrooms. Group housing promotes a shared living style where bedroom units would sell or rent less expensively than a dwelling unit as they are smaller in size and less independent. Group housing generally has higher density allowance compared to dwelling units in the same zoning districts. Group housing projects also have a reduced open space requirement (1/3 of dwelling unit requirements) and are exempt from exposure requirements. Also, rear yard requirements do not apply to group housing units if they qualify as Single Room Occupancy (hereinafter SRO) units per the Planning Code, which means the room is less than 350 square feet. The Planning Code lacks any requirements for group housing projects to provide a common room to serve the shared living style and complement the smaller bedroom sizes. The Department has been requesting such amenities from the project sponsors on a case by case basis.
4. In the past decade group housing projects have changed in style and targeted demographics. While in the past most group housing projects targeted special needs population and provided affordable housing, currently such projects provide smaller sized market rate private bedroom suites. It is necessary for the Department to update its regulations and practices of this housing typology to reflect this change.
5. **General Plan Compliance.** The proposed Ordinance is consistent with the Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES

POLICY 4.5

Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

The proposed Ordinance would help advance this policy by clarifying that group housing projects are subject to the inclusionary requirement. This would result in affordable group housing units that could help address the need for housing for low-income single person or two person households.

6. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not affect opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would result in more affordable housing as group housing projects comply with the City's inclusionary requirements.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not have an adverse effect on the City's commuter traffic and would not impede MUNI transit service or overburden the City's streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

7. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the proposed Ordinance, approved as to form by the City Attorney in Exhibit B, along with the amendments described in Supervisor Christensen's letter in Exhibit C, both described in this Resolution.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on July 2nd, 2015.

Jonas Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

Member, Board of Supervisors
District 3



City and County of San Francisco

JULIE CHRISTENSEN

June 11, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94

Re: Board File 150348 – Planning Code – Applying Inclusionary Housing Requirements to Group Housing

Dear President Fong and Members of the Commission:

Supervisors Avalos and Kim have authored the subject ordinance which is scheduled to be heard by the Planning Commission on July 5, 2015. I will be introducing a friendly amendment to this ordinance when it is returned to the Board of Supervisors and heard at Land Use Committee. In keeping with the subject matter of clarifying application of the Inclusionary Affordable Housing Program, I intend to clarify the application of the Inclusionary Affordable Housing Program in C-3 Zoning Districts. I respectfully request that the Planning Commission consider my amendment as part of Board File 150348.

Planning Code Section 124 allows projects to exempt the FAR of on-site units sold or rented at up to 150% AMI for 20 years. This provision is inconsistent with best practices for pricing and administering below market rate (BMR) units. I will propose language that will monitor these bonus units under the best practices of the Inclusionary Housing Program, and allow these on-site BMR units to be made available for rental to households earning up to 120% AMI and as ownership units for households earning up to 150% AMI, for the life of the project.

My amendment will provide additional clarification requiring units be "family sized" (2 or 3 bedrooms) unless the units are also satisfying the project's Inclusionary Housing Program requirement, in which case the units must follow the unit mix rules of the Inclusionary Program; clarify that the bonus units will not apply to the required unit mix of the Inclusionary Program unless the units also count toward the Inclusionary requirement; require that these units be subject to the procedures, pricing methodology and other provisions for on-site BMR units outlined for the Inclusionary Housing Program Procedures Manual; and call out the need for the Costa Hawkins agreement for rental units. Thank you for your consideration of this amendment as part of the Board File.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Christensen", written over a printed name.

Julie Christensen
Member, Board of Supervisors

cc: Supervisor Avalos, Supervisor Kim

SUBSTITUTED

5/19/2015

FILE NO.

ORDINANCE NO.

1 [Planning Code - Applying Inclusionary Housing Requirements to Group Housing]

2

3 Ordinance amending the Planning Code to clarify that the Inclusionary Affordable
4 Housing Program applies to housing projects, as defined, including group housing
5 projects; affirming the Planning Department's determination under the California
6 Environmental Quality Act; and making findings, including findings of consistency with
7 the General Plan, and the eight priority policies of Planning Code, Section 101.1.

8

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

12

13

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

14

15

Section 1. Environmental, Planning Code, and General Plan Findings.

16

17

18

19

20

(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 affirms this determination.

21

22

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24

25

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

1 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
2 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth
3 in Planning Commission Resolution No. _____, and the Board incorporates such reasons
4 herein by reference.

5
6 Section 2. General Findings.

7 (a) The Board of Supervisors finds that the Inclusionary Affordable Housing
8 Program ("Inclusionary Program"), adopted in 2002 by Ordinance No. 37-02, was originally
9 intended to apply and has always applied to group housing projects. Ordinance No. 37-02
10 provided that the Inclusionary Program applied to all applications for "housing projects" filed
11 on or after June 18, 2001. The definition of "Housing project" in Ordinance No. 37-02 states
12 that it includes a broad variety of developments "which are intended to provide long-term
13 housing to individuals and households." The 2002 definition specifically included group
14 housing, among other forms of housing. The definition of "Housing project" currently found in
15 Planning Code Section 401 has not changed in any material respect since the adoption of
16 Ordinance No. 37-02. It continues to specifically include group housing. The Board finds that
17 the definition of "Housing project" specifically includes group housing in a broad definition of
18 housing to insure that all types of developments that are intended to provide long-term
19 housing to individuals and households are subject to the requirements of the Inclusionary
20 Program.

21 (b) The Board has learned that, at some point since the adoption of the Inclusionary
22 Program, the Planning Department began to disregard the specific reference to group housing
23 as a "Housing project" subject to the Inclusionary Program. It is the Board's understanding
24 that in reaching this conclusion the Department relied on language in the Inclusionary
25 Program that sets a threshold of application to "10 or more units." The Department concluded

1 that group housing is not measured in "units" and is not comprised of "dwelling units" as
2 defined in the Planning Code. The Inclusionary Housing ordinance, however, does not use
3 the Planning Code definition of "Dwelling Unit" that excludes group housing, but rather refers
4 broadly to "dwelling units" as defined in the San Francisco Housing Code. That definition can
5 include group housing that meets certain requirements. The Department's interpretation was
6 never formalized in a written Zoning Administrator determination under Planning Code Section
7 307 that could have been appealed to the Board of Appeals. Thus, neither the Board nor the
8 public were aware of the Department's unofficial policy to exclude group housing projects from
9 the application of the Inclusionary Program.

10 (c) To reiterate the original intent of Ordinance 37-02, the Board of Supervisors
11 adopts this ordinance to specifically require the Planning Department and Department of
12 Building Inspection to follow the original intent and the express language of the Planning Code
13 to apply the Inclusionary Program to group housing and all other forms of housing intended to
14 provide long-term housing to individuals and households.

15

16 Section 3. The Planning Code is hereby amended by revising Section 401 to read as
17 follows:

18 **SEC. 401. DEFINITIONS.**

19 In addition to the specific definitions set forth elsewhere in this Article, the following
20 definitions shall govern interpretation of this Article:

21 * * * *

22 "Allowable average purchase price." A price for all affordable owned units of the size
23 indicated below that are affordable to a household of median income as defined in this
24 Section, adjusted for the household size indicated below as of the date of the close of escrow,
25 except for Single Room Occupancy units *and Group Housing (both* as defined in Section

1 ~~102890.88~~), which shall be 75% of the maximum purchase price level for studio units, and,
 2 where applicable, adjusted to reflect the Department's policy on unbundled parking for
 3 affordable housing units as specified in the Procedures Manual and amended from time to
 4 time:

<i>Number of Bedrooms (or, for live/work units square foot equivalency)</i>	<i>Number of Persons in Household</i>
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

15 "Allowable average annual rent." Annual rent for an affordable rental unit of the size
 16 indicated below that is 30 percent of the annual gross income of a household of low income
 17 as defined in this Section, adjusted for the household size indicated below except for Single
 18 Room Occupancy units *and Group Housing (both* as defined in Section ~~102890.88~~), which shall
 19 be 75% of the maximum rent level for studio units, and, where applicable, adjusted to reflect
 20 the Department's policy on unbundled parking for affordable housing units as specified in the
 21 Procedures Manual and amended from time to time:

<i>Number of Bedrooms (or, for live/work units square foot equivalency)</i>	<i>Number of Persons in Household</i>
---	---------------------------------------

1	0 (Less than 600 square feet)	1
2	1 (601 to 850 square feet)	2
3	2 (851 to 1,100 square feet)	3
4	3 (1,101 to 1,300 square feet)	4
5	4 (More than 1,300 square feet)	5

7 At no time can a rent increase, or can multiple rent increases within one year, exceed
8 the percentage change in Maximum Monthly Rent levels as published by MOH from the
9 previous calendar year to the current calendar year.

10 * * * *

11 "Housing project." Any development which ~~has~~ *includes* residential ~~units~~ *use* as defined in
12 ~~the~~ Planning Code Section 102, including but not limited to Dwellings, Group Housing, Single
13 Room Occupancy Units, independent living units, and other forms of development which are
14 intended to provide long-term housing to individuals and households. "Housing project" shall
15 not include that portion of a development that qualifies as an Institutional Use under the
16 Planning Code. "Housing project" for purposes of the Inclusionary Housing Program shall also
17 include the development of live/work units as defined by Section 102.13 of this Code. Housing
18 project for purposes of the Inclusionary Housing Program shall mean all phases or elements
19 of a multi-phase or multiple lot residential development.

20 "Housing unit" or "unit." A residential use dwelling unit in a Housing project as defined in San
21 Francisco Housing Code Section 401. For the purposes of the Inclusionary Affordable Housing
22 Program, Planning Code Section 415 et seq., and corresponding definitions in this Section 401, the use
23 of the word "unit" will also mean bedrooms where a Group Housing or other Housing project is
24 measured by number of bedrooms.

25 * * * *

1 "Maximum annual rent." The maximum rent that a housing developer may charge any
 2 tenant occupying an affordable unit for the calendar year. The maximum annual rent for an
 3 affordable housing unit, of the size indicated below shall be no more than 30 percent of the
 4 annual gross income for a household of low income as defined in this Section, as adjusted for
 5 the household size indicated below, except in the case of Single Room Occupancy units *and*
 6 *Group Housing (both* as defined in Section ~~102890.88~~), which shall be 75% of the maximum rent
 7 level for studio units, as of the first date of the tenancy:

<i>Number of Bedrooms (or, for live/work units square foot equivalency)</i>	<i>Number of Persons in Household</i>
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

17 At no time can a rent increase, or can multiple rent increases within one year, exceed
 18 the percentage change in Maximum Monthly Rent levels as published by MOH from the
 19 previous calendar year to the current calendar year.

20 "Maximum purchase price." The maximum purchase price for an affordable owned unit
 21 of the size indicated below except in the case of Single Room Occupancy units *and Group*
 22 *Housing (both* as defined in Section ~~102 890.88~~), which shall be 75% of the maximum purchase
 23 price level for studio units, that is affordable to a household of moderate income, adjusted for
 24 the household size indicated below, assuming an annual payment for all housing costs of 33
 25

1 percent of the combined household annual gross income, a down payment recommended by
2 MOH and set forth in the Procedures Manual, and available financing:

3

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

11 * * * *

12

13 Section 4. Effective Date; Applicability, and Retroactivity of Ordinance. This ordinance
14 shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the
15 ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within
16 ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the
17 ordinance. This ordinance shall apply to all Housing projects as defined, including Group
18 Housing projects, where the Department of Building Inspection issues the First Construction
19 Document, as defined in San Francisco Building Code Section 107A.13.1, after May 19, 2015.
20 Accordingly, this ordinance shall be retroactive to May 20, 2015.

21

22 Section 5. 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

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

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

By: _____
Susan Cleveland-Knowles
Deputy City Attorney

n:\leganalas2015\1500164\01017227.docx

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

April 15, 2015

File No. 150348

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

Dear Ms. Jones:

On April 7, 2015, Supervisor Avalos introduced the following legislation:

File No. 150348

Ordinance amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to housing projects, as defined, including group housing projects; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including 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 cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk

Attachment

cc: 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: 2015.04.27 16:00:53 -07'00'

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San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

May 27, 2015

File No. 150348

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

Dear Ms. Jones:

On May 19, 2015, Supervisor Avalos introduced the following substituted legislation:

File No. 150348

Ordinance amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to housing projects, as defined, including group housing projects; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including 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 cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk

Attachment

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

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

May 27, 2015

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

Dear Commissioners:

On May 19, 2015, Supervisor Avalos introduced the following substituted legislation:

File No. 150348

Ordinance amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to housing projects, as defined, including group housing projects; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including 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 Land Use and Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk

cc: 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

BOARD of SUPERVISORS



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

MEMORANDUM

TO: Tom Hui, Director, Department of Building Inspection
Olson Lee, Director, Mayor's Office of Housing & Community Development
Delene Wolf, Executive Director, Rent Board

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Transportation Committee,
Board of Supervisors

DATE: May 27, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following substituted legislation, introduced by Supervisor Avalos on May 19, 2015:

File No. 150348

Ordinance amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to housing projects, as defined, including group housing projects; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including 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:

William Strawn, Department of Building Inspection
Carolyn Jayin, Department of Building Inspection
Eugene Flannery, Mayor's Office of Housing & Community Development
Sophie Hayward, Mayor's Office of Housing & Community Development

Ausberry, Andrea

150348

From: Frank Jr <frank12na@hotmail.com>
Sent: Wednesday, July 15, 2015 7:11 PM
To: Ausberry, Andrea
Subject: OG "Group Housing"

Greetings Andrea,

I'm writing to pass along some very important information to you. As I'm sure you already know, the world is going through some major Birth Pangs right now. We have to "Strengthen our Minds, we're living in Serious Times". Things are becoming increasingly difficult for many people all over this world; much harder for some than others. We really need your support, because I believe that you, being a member of the Land Use & Transportation Committee, have been blessed with and accepted a fine position that gives you pull (by the Almighty Power of God) over the direction of a people. I understand that a position like yours is not about fun & games, and entails a great level of honesty, clarity, and just decision making. Without a doubt, this comes with great responsibility, but I also believe that you will be given no more than that which you can bear.

I HOPE that you agree that "Group Housing" should be subject to the same "Inclusionary Housing requirements" as any other form of housing in San Francisco. Please support the original Avalos/Kim amendment to the Inclusionary Ordinance, to ensure equality of the law, and deny special treatment of Group Housing developers; we are counting on you.

Thank you for all of your support, and for all of your time and energy that you put into your job.

Frank P. Leonard, Jr.
Ambassador for Christ

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

As I'm sure you're aware, the need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - *comply with both the letter and intent* of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

I believe responsible housing developers and project sponsors will wholeheartedly welcome and support efforts that clarify Inclusionary Housing Affordability language to ensure consistent standards, true affordability, and clear expectations prior to initiating construction on much-needed affordable housing projects.

I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Timothy Paul Swakoda Tele (optional) _____
Email (if any) tkswakoda@yahoo.com
Address (optional) 353 Ellis street SF 94102

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Greg Moore Tele (optional) 415.996.1413
Email (if any) greg@stlivingroom.org
Address (optional) 350 Golden Gate Ave

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Mallory Hasick Tele (optional) 415-627-7576
Email (if any) mhasick@ecs-sf.org
Address (optional) 165 8th Street, San Francisco, CA 94103

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Josie Carter Tele (optional) 415-749-2522
Email (if any) JCARTER@HOSPITALITYHOURS.ORG
Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

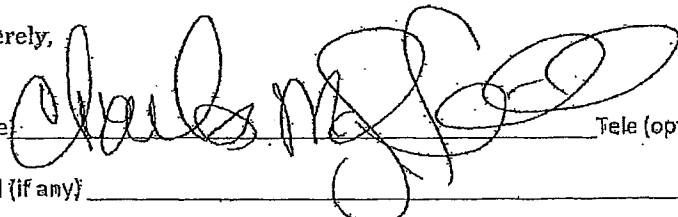
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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,


Name: _____ Tele (optional) 510 767 7489
Email (if any) _____
Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Ricky Singh Tele (optional) _____
Email (if any) ricky.singh.sf@gmail.com
Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

As I'm sure you're aware, the need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - *comply with both the letter and intent* of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

I believe responsible housing developers and project sponsors will wholeheartedly welcome and support efforts that clarify Inclusionary Housing Affordability language to ensure consistent standards, true affordability, and clear expectations prior to initiating construction on much-needed affordable housing projects.

I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Bisa Salinas Tele (optional) (510) 469-1333

Email (if any) _____

Address (optional) 44 5th Street Room 319

Cc: John Rahaim, Director, San Francisco Planning Department

peace & all good.

"Peace and All Good" is a Franciscan greeting that we use at St. Anthony's. St. Francis used this phrase along the road to beckon his fellow travelers toward a peace-filled world where all good things are shared.

o 415 241 2600 f 415 440 7770 or STANTHONYSF.ORG o 150 GOLDEN GATE AVENUE SAN FRANCISCO CA 94102

June 19, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Support for Avalos/Kim Inclusionary Housing Requirements legislation

Dear Planning Commissioners,

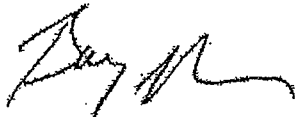
St. Anthony Foundation is writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

The need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - comply with both the letter and intent of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

Responsible housing developers and project sponsors will wholeheartedly welcome and support efforts that clarify inclusionary Housing Affordability language to ensure consistent standards, true affordability, and clear expectations prior to initiating construction on much-needed affordable housing projects.

St. Anthony Foundation supports the proposed Planning Code amendment regarding applying inclusionary housing requirements to group housing, and we urge the Planning Commission to support the measure.

Sincerely,


Barry J. Stenger
Executive Director

CC: John Rahaim, Director, San Francisco Planning Department
Office of Supervisor John Avalos
Office of Supervisor Jane Kim

Founder
Alfred Bondeker, OFM
(1933-1994)

Executive Director
Barry J. Stenger

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Shirah Marshall, OSF

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Suzanne K. Swift

Tom West, OFM

ST. ANTHONY'S
SAN FRANCISCO 

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

As I'm sure you're aware, the need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - *comply with both the letter and intent* of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

I believe responsible housing developers and project sponsors will wholeheartedly welcome and support efforts that clarify Inclusionary Housing Affordability language to ensure consistent standards, true affordability, and clear expectations prior to initiating construction on much-needed affordable housing projects.

I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Alex Holy Alex Holy Tele (optional) _____
Email (if any) _____
Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name John James Johnson Tele (optional) 415-573-6170
Email (if any) jx3sf@neighbor.com
Address (optional) 284 Golden Gate #17 94102

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

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Thank you for your attention.

Sincerely,

Name Frank Leonard, Jr. Tele (optional) _____

Email (if any) frank12na@hotmail.com

Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Penny Graham Kaiser Tele (optional) NA

Email (if any) pennygrahamkaiser@yahoo.com

Address (optional) 330 Chama Street Apt 815 SF CA 94102

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

Name Dana Arnett Tele (optional) 209.241.9098
Email (if any) dana24usa@gmail.com
Address (optional) 220 Golden Gate Ave 425 S.F 94102

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

Name GIGI GODARD Tele (optional) (415) 756-7632

Email (if any) drdr@gmail@yahoo.com

Address (optional) 421 LEAVENWORTH ST #53 SF, CA 94102

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

Name Cherie J Davis Tele (optional) 415 749-2103
Email (if any) cdavis@hospitalityhouse.org
Address (optional) 140 LEAVENWORTH, SF, CA 94102

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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1650 Mission Street, Suite 400
San Francisco, CA 94103

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name GARLAND Richard J Tele (optional) 415 774-9066
Email (if any) garlandrj@icg-mail.com
Address (optional) 810 Market St 707, SF 94102

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

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Thank you for your attention.

Sincerely,

Name Shira Nbel Tele (optional) _____

Email (if any) shira@homelessyouthalliance.org

Address (optional) _____

Cc: John Rahabm, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

Name Bilal A. Tele (optional) 415-860-3921
Email (if any) MAFUNDI421@gmail.com
Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

Name: Windy Click Tele (optional): (415) 749-2115
Email (if any): wclick@hospitalityhouse.org
Address (optional): 290 Turk St, San Francisco, CA 94102

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

6-18-15

Name Louette Cooper Tele (optional) _____

Email (if any) _____

Address (optional) Homeless

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

Name CHRIS HERRING Tele (optional) _____
Email (if any) CHRISTOPH.HERRING@BERKELEY.EDU
Address (optional) SAN FRANCISCO

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

Name Julia Galliot Tele (optional) 415-749-2106
Email (if any) _____
Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

Name Ciaran Lithgow Tele (optional) _____
Email (if any) Ciaranlithgow@gmail.com
Address (optional) 654 Mangels Ave, San Francisco, CA

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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Thank you for your attention.

Sincerely,

Name Archonca Dennis Tele (optional) 415-368-1775
Email (if any) _____
Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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Sincerely,

Name T. J. JOHNSTON Tele (optional) _____

Email (if any) _____

Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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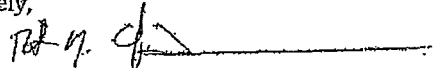
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Thank you for your attention.

Sincerely,



Name ROBERT M. OPPENHEIMER

Tele (optional) (920) 216-5766

Email (if any) _____

Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

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Thank you for your attention.

Sincerely, *Paul Boden*

Name Paul Boden Tele (optional) _____

Email (if any) Pboden@wcaphome.org

Address (optional) 20 Jay Street S.F. CA 94110

Cc: John Rahaim, Director, San Francisco Planning Department

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Thank you for your attention.

Sincerely,

Name Areeta Vohra Tele (optional) 415-346-3740
Email (if any) avohra@cohousing.org
Address (optional) _____

Cc: John Rahatm, Director, San Francisco Planning Department

June 16, 2015

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Thank you for your attention.

Sincerely,

Name Melvin STARKS Tele (optional) _____

Email (if any) mes104@hotmail.com

Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

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Thank you for your attention.

Sincerely,

Name Samantha Lew Tele (optional) _____
Email (if any) Samantha Lew 22 @ yahoo.com
Address (optional) [Signature]

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

Joyce Calagos

Name Joyce L. Calagos Tele (optional) _____

Email (if any) _____

Address (optional): _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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Thank you for your attention.

Sincerely,

Name Kathryn Collins Tele (optional) 815-216-1508
Email (if any): Kathryn.collins132@avalos.com
Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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Thank you for your attention.

Sincerely,

Name Simeon Good Tele (optional): 269-262-9066
Email (if any) Simeongood@aol.com
Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015.

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Thank you for your attention.

Sincerely,

Name JULIE LAGARDE Tele (optional) _____

Email (if any) mle.julie@gmail.com

Address (optional) Bernal Heights, SF, CA 94110

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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Thank you for your attention.

Sincerely,

Name Juliana Cheng Tele (optional) 415 6851266
Email (if any) —
Address (optional) 370 Ellis St SF CA

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

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1650 Mission Street, Suite 400
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Thank you for your attention.

Sincerely,

Name Dr. Lucia S. Sammers Tele (optional) 415.929.8111
Email (if any) Lucia.Sammers@ucsf.edu
Address (optional) 2393 Filbert St. SF 94123

Cc: John Rahaim, Director, San Francisco Planning Department

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Thank you for your attention.

Sincerely,

Name Tess Davis Tele (optional) 415 749 2176
Email (if any) tdavis@hospitalityhouse.org
Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

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Thank you for your attention.

Sincerely,

Name John P. Kyle Tele (optional) _____
Email (if any) John.P.Kyle.0202@gmail.com
Address (optional) Green Center, San Francisco

Cc: John Rahaim, Director, San Francisco Planning Department

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Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

As I'm sure you're aware, the need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - *comply with both the letter and intent* of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

I believe responsible housing developers and project sponsors will wholeheartedly welcome and support efforts that clarify Inclusionary Housing Affordability language to ensure consistent standards, true affordability, and clear expectations prior to initiating construction on much-needed affordable housing projects.

I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Sami Manumaleura (optional)

Email (if any) _____

Address (optional) Homeless

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

As I'm sure you're aware, the need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - *comply with both the letter and intent* of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Ker Cummings Tele (optional) 415 812-7870
Email (if any) ker.cummings@gmail.com
Address (optional) Lorenworth SF

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Emily Powell Tele (optional) NONE
Email (if any) _____
Address (optional) 612 Jones

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

As I'm sure you're aware, the need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - *comply with both the letter and intent* of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

I believe responsible housing developers and project sponsors will wholeheartedly welcome and support efforts that clarify inclusionary Housing Affordability language to ensure consistent standards, true affordability, and clear expectations prior to initiating construction on much-needed affordable housing projects.

I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Gloria E. Tele (optional) (415) 255-6834

Email (if any) _____

Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

As I'm sure you're aware, the need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - *comply with both the letter and intent* of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

I believe responsible housing developers and project sponsors will wholeheartedly welcome and support efforts that clarify Inclusionary Housing Affordability language to ensure consistent standards, true affordability, and clear expectations prior to initiating construction on much-needed affordable housing projects.

I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name VERONICA PILLATZKE Tele (optional) (707) 504-1129

Email (if any) _____

Address (optional) S.F. 18 yrs moved to LAS VEGAS

Cc: John Rahaim, Director, San Francisco Planning Department

May 19, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission delay its vote on item 2012.1531CX - 145 Leavenworth and 361 Turk, until the Commission gives its full consideration to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, introduced 7 April 2015, by Supervisor John Avalos and Supervisor Jane Kim.

As I'm sure you're aware, the need for housing that is truly affordable for Tenderloin and Central Market residents - as well as very low-income and low-income residents throughout San Francisco, is extremely important. It is crucial, therefore, that the proposed project - and future group housing projects - comply with both the letter and intent of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

I believe responsible housing developers and project sponsors would wholeheartedly welcome and support efforts that clarify Inclusionary Housing Affordability language to ensure consistent standards and clear expectations prior to initiating construction on housing projects.

I urge the Planning Commission to give its full attention to this matter, and encourage Commissioners to engage in meaningful dialogue with community residents so that San Francisco's Civic Center, Tenderloin, and Central Market neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,


Donald Bickel

(828) 989-1596

steelydon@hotmail.com

101 Hyde St S.F. California

(General Delivery because I can't afford Housing)

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

As I'm sure you're aware, the need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - *comply with both the letter and intent* of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

I believe responsible housing developers and project sponsors will wholeheartedly welcome and support efforts that clarify Inclusionary Housing Affordability language to ensure consistent standards, true affordability, and clear expectations prior to initiating construction on much-needed affordable housing projects.

I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Michael Lopez Tele (optional) NA
Email (if any) Mike Lopez Mal.ca1234567@gmail.com
Address (optional) NA

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name John Stevenson Tele (optional) 415 574 5325
Email (if any) skiddrover@yahoo.com
Address (optional) 370 Ellis st #16 SFCa 94102

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Alex Stark Tele (optional) None
Email (if any) _____
Address (optional) 145 6th Apt 230A

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

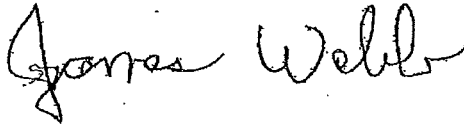
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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,



Name JAMES Webb Tele (optional) 415 374-1257

Email (if any) _____

Address (optional) 290 Turf St - 94102

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Jane Kim Perez Tele (optional) _____

Email (if any) _____

Address (optional) 140 Jones St., SF, CA, 94102

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

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Sincerely,

Name  Tele (optional) _____

Email (if any) _____

Address (optional) 140 Jones St. SF, CA, 94102

Cc: John Rahaim, Director, San Francisco Planning Department.

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

Name Frank Gonzalez Tele (optional) _____

Email (if any) _____

Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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Thank you for your attention.

Sincerely,

Name Carla Chyles Tele (optional) _____

Email (if any) _____

Address (optional) 733 Baker St. S.F. CA. 94115

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

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Thank you for your attention.

Sincerely,

Name Derek R Taylor Tele (optional) 925-245-1709

Email (if any) _____

Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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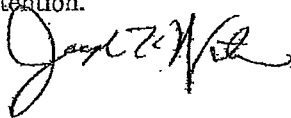
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Thank you for your attention.

Sincerely,



Name JOSEPHA T. WILSON Tele (optional) 415-749-2111

Email (if any) jtWilson55@hotmail.com

Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

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Thank you for your attention.

Sincerely,

Name Betty Cox Tele (optional) ✓
Email (if any) ✓
Address (optional) ✓

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name REUBEN ALVEAR II Tele (optional) _____

Email (if any): 

Address (optional): 1301 GATEVIEW AVE UNIT D
SF, CA 94130

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

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Thank you for your attention.

Sincerely,

Name

MICHAEL H. MBS

Tele (optional)

415 772 3974

Email (if any)

Address (optional)

290 TOWN ST SF CA

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

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Thank you for your attention.

Sincerely,

Name Toi Winrow Tele (optional) _____

Email (if any) _____

Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Clayborne Barbak Tele (optional) _____
Email (if any) C.Barbak@bma2t.com
Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name John Valentine Knight Tele (optional) (510) 228-9724

Email (if any) blvalentines@gmail.com

Address (optional) 290 Turk St.

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

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I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Dianne Payne Tele (optional) _____

Email (if any): _____

Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

As I'm sure you're aware, the need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents-- as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - *comply with both the letter and intent* of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

I believe responsible housing developers and project sponsors will wholeheartedly welcome and support efforts that clarify Inclusionary Housing Affordability language to ensure consistent standards, true affordability, and clear expectations prior to initiating construction on much-needed affordable housing projects.

I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Charlene Tan Tele (optional) 323 370 9021

Email (if any) charlene.c.tan@gmail.com

Address (optional) _____

Cc: John Rahaim, Director, San Francisco Planning Department

June 16, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

I am writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

As I'm sure you're aware, the need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - *comply with both the letter and intent* of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

I believe responsible housing developers and project sponsors will wholeheartedly welcome and support efforts that clarify Inclusionary Housing Affordability language to ensure consistent standards, true affordability, and clear expectations prior to initiating construction on much-needed affordable housing projects.

I urge the Planning Commission to give its full attention to this matter, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Aliyandra Cruz Tele (optional) 415-938-5880
Email (if any) PrJust4u@gmail.com
Address (optional) 733 Baker St. S.F. CA 94118

Cc: John Rahaim, Director, San Francisco Planning Department

Ausberry, Andrea

From: Pollock, Jeremy (BOS)
Sent: Friday, July 10, 2015 4:43 PM
To: Ausberry, Andrea
Subject: FW: Inclusionary Housing Requirements Support Letters
Attachments: 150348 Group Housing Inclusionary Housing Requirements.pdf

Hi Andrea,

Can you add these letters of support to the file for ordinance 150348 [Planning Code - Applying Inclusionary Housing Requirements to Group Housing]?

Thanks,
Jeremy

Jeremy Pollock
Legislative Aide
San Francisco Supervisor John Avalos
(415) 554-7910 direct
(415) 554-6975 office

From: Windy Click [mailto:wclick@hospitalityhouse.org]
Sent: Friday, July 10, 2015 4:38 PM
To: Pollock, Jeremy (BOS)
Subject: Inclusionary Housing Requirements Support Letters

Thank you Jeremy for your support!
Have a nice weekend!!!!

--
Windy Click
Community Organizing Peer Advocate


Hospitality House
290 Turk Street
San Francisco, CA 94102
ph.: 415.749.2115
fax: 415.749.2136

wclick@hospitalityhouse.org
www.hospitalityhouse.org

Facebook: <https://www.facebook.com/HospitalityHouse>
Twitter: <https://twitter.com/HospitalityHous>
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peace & all good.

"Peace and All Good" is a Franciscan greeting that we use at St. Anthony's. St. Francis used this phrase along the road to beckon his fellow travelers toward a peace-filled world where all good things are shared.

o 415 241 2600 f 415 440 7770 w STANTHONYSF.ORG a 150 GOLDEN GATE AVENUE SAN FRANCISCO CA 94102

June 19, 2015

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Support for Avalos/Kim Inclusionary Housing Requirements legislation

Dear Planning Commissioners,

St. Anthony Foundation is writing to urge the San Francisco Planning Commission to give its full support to the proposed Planning Code Amendment - Applying Inclusionary Housing Requirements to Group Housing, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim.

The need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - comply with both the letter and intent of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

Responsible housing developers and project sponsors will wholeheartedly welcome and support efforts that clarify Inclusionary Housing Affordability language to ensure consistent standards, true affordability, and clear expectations prior to initiating construction on much-needed affordable housing projects.

St. Anthony Foundation supports the proposed Planning Code amendment regarding applying inclusionary housing requirements to group housing, and we urge the Planning Commission to support the measure.

Sincerely,

Barry J. Stenger
Executive Director

Cc: John Rahaim, Director, San Francisco Planning Department
Office of Supervisor John Avalos
Office of Supervisor Jane Kim

Founder
Alfred Roedelker, OFM
(1903-1994)

Executive Director
Barry J. Stenger

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Jane Swan, OFM

Suzanne B. Swift

Tom West, OFM



Ausberry, Andrea

From: Pollock, Jeremy (BOS)
Sent: Friday, July 10, 2015 5:01 PM
To: Ausberry, Andrea
Subject: FW: Letter of support for group housing loophole legislation
Attachments: Planning Com Avalos-Kim legislation.pdf

Hi Andrea,

Here is another letter for file #150348.

Thanks,
Jeremy

Jeremy Pollock
Legislative Aide
San Francisco Supervisor John Avalos
(415) 554-7910 direct
(415) 554-6975 office

From: Colleen Rivecca [mailto:CRivecca@stanthonysf.org]
Sent: Friday, July 10, 2015 2:25 PM
To: Pollock, Jeremy (BOS)
Subject: Letter of support for group housing loophole legislation

Hi Jeremy,

Attached to this message is a letter of support from St. Anthony's for the legislation about closing the loophole around inclusionary units in group housing buildings. This is the letter that we sent to the planning committee – do you need a separate letter that is addressed to members of the land use committee? If so, let me know and I can put it together for our ED to sign. I'm going to try to come to the hearing to testify in support, though I have another meeting on Monday that ends at 2, so I will be late to the hearing. Is there anything else that would be helpful in supporting the legislation? I could send an email to our list asking people to contact the committee about their support, if you feel that is necessary. Let me know – I'm happy to do whatever would be necessary to help.

Thanks,
Colleen

Colleen Rivecca
Advocacy Coordinator
St. Anthony Foundation
150 Golden Gate Ave, SF CA 94102
crivecca@stanthonysf.org
415-592-2729



**COUNCIL OF COMMUNITY
HOUSING ORGANIZATIONS**

*The voice of San Francisco's
affordable housing movement*

July 10, 2015

San Francisco Board of Supervisors Land Use Committee
Malia Cohen, chair
City Hall
1 Dr. Carlton Goodlett Place
San Francisco, CA 94102-4689

Subject: SUPPORT -- Group Housing ordinance (item #6 for 7/13/15 Agenda)

Dear Supervisors:

On behalf of the 23 member organizations of the Council of Community Housing Organizations, we are writing to express our support for the subject ordinance amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to "Group Housing" in the same way that it applies to all other housing typologies. This issue was exposed earlier this year as it became apparent that developers are discovering a new market for this kind of housing. This ordinance simply makes clear that all market rate projects play by similar Inclusionary standards for at least a basic contribution to affordable housing needs, as was the intent of the Inclusionary Housing policy all along.

The Planning Commission overwhelmingly approved the Group Housing ordinance two weeks ago without hesitation, attesting to the importance of resolving this issue as quickly as possible.

At the Commission hearing there was also a new proposal brought up by Supervisor Christensen's office to insert another Planning Code amendment into this ordinance that would modify zoning controls in the C-3 downtown area related to FAR bonuses for inclusionary units. While this may be a useful "cleanup" in the code, CCHO does not support adding this into the current legislation before you which is very specifically about Group Housing and addresses a policy dilemma for which there is immediate urgency. The Planning Commission also took this position and did not approve the "Christensen amendment" in its motion, suggesting instead that the issue be addressed in separate legislation.

We urge you to forward this ordinance to the full Board for adoption with your strong recommendation. Thank you for considering CCHO's position.

Sincerely,

Peter Cohen and Fernando Marti
Co-directors, Council of Community Housing Organizations

Cc: John Rahaim, Planning Director
Jeff Buckley, Mayor's Office

325 Clementina Street, San Francisco, CA 94103 | ccho@sfc-409.org | 415.882.0901

The Council of Community Housing Organizations (CCHO) is a coalition of 23 community-based housing developers and tenant advocates. We fight for funding and policies that shape urban development and empower low-income and working-class communities. The work of our member organizations has resulted in nearly 30,000 units of affordable housing, as well as thousands of construction and permanent jobs for city residents.

May 6, 2015

Dear Supervisor Avalos,

All of the signatories below are former members of the Western SoMa Citizens Planning Task Force, the creators of the Western SoMa Community Plan, and most of us remain active in our respective communities to this day.

We were shocked recently to witness a high end, tech-oriented project at 1174 Folsom Street obtain approval at the Planning Commission without any inclusionary housing requirements because they skipped including a conventional oven in an otherwise well-appointed kitchen. This is the group housing loophole you're trying to close.

We had been led to believe that South of Market's unique group housing provisions in the Planning Code classified group housing as dwelling units, not as dormitories or residential hotel rooms, and the Western SoMa Plan actually asks for increased amounts of affordable housing, not non-existent requirements. Somehow, between the community plan language and codifying the plan, that got lost.

By all means, please move forward with the legislation as outlined by your staff. This will fix a serious gap in the City's inclusionary housing policy.

Jim Meko
Former chair, Western SoMa Task Force, 2005-2013
364 Tenth Street
San Francisco, CA 94103
(415) 624-4309

Toby Levy
Vice chair, Western SoMa Task Force

Paul A. Lord, Jr.
Planning Department, Western SoMa Task Force

John Elberling
Nonprofit housing representative, Western SoMa Task Force

Dennis Juarez
Arts and entertainment representative, Western SoMa Task Force

Karen Nolan
Families, Western SoMa Task Force

Henry Karnilowitz
Small business representative, Western SoMa Task Force

Ausberry, Andrea

From: Pollock, Jeremy (BOS)
Sent: Monday, July 13, 2015 10:45 AM
To: Ausberry, Andrea
Subject: Letters for #150348
Attachments: inclusionary housing.docx; CCHO ltr BOS Land Use Cmte _Group Housing ordinance.pdf

Hi Andrea,

Here are two more letters for file 150348.

Thanks,
Jeremy

Jeremy Pollock
Legislative Aide
San Francisco Supervisor John Avalos
(415) 554-7910 direct
(415) 554-6975 office

July 1, 2015

Land Use & Transportation Committee
 San Francisco Board of Supervisors
 City Hall Room 244
 San Francisco, CA 94102

Dear Committee Members:

I am writing to urge the members of the Board of Supervisors' Land Use & Transportation Committee to give its full support to the proposed **amendment to the San Francisco Inclusionary Affordable Housing Program Ordinance re: Applying Inclusionary Housing Requirements to Group Housing**, authored and introduced by Supervisor John Avalos and Supervisor Jane Kim. **ANY additional changes to the proposed language must not violate the original intent of the Avalos/Kim measure, i.e., to ensure affordability for low-income households.**

At its July 2, 2015 Commission Meeting, the SF Planning Commission voted overwhelmingly to approve the Avalos /Kim amendment, and urged the Board of Supervisors to give its full support. As I'm sure you're aware, the need for housing that is truly affordable for low-income and very low-income Tenderloin and Central Market residents - as well as San Francisco residents in working class neighborhoods as a whole - is extremely important for the continued vitality of our working class community. It is crucial, therefore, that proposed projects of this type - and future group housing projects - ***comply with both the letter and intent*** of the City's Inclusionary Affordable Housing Program Ordinance of 2002.

I urge the Board of Supervisors to give its full support to this amendment, so that San Francisco's working class neighborhoods can reap some of the benefits of the City's economic recovery.

Thank you for your attention.

Sincerely,

Name Maria Luz L. Torre Tele (optional) 415.343.3383

Email (if any) luztorre@aol.com

Address (optional) 3101 21st St #205, SF CA 94110

Cc: Jeremy Pollock, Aide to Supervisor John Avalos
 Ivy Lee, Aide to Supervisor Jane Kim

Member, Board of Supervisors
District 10



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City and County of San Francisco

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MALIA COHEN
馬莉亞郭嫻

DATE: July 15, 2015
TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Malia Cohen
Chairperson

RE: Land Use and Transportation Committee.
COMMITTEE REPORT

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on July 21, 2015, as a Committee Report:

150348 [Planning Code - Inclusionary Housing Requirements for Group Housing, Affordable Designated Unit Requirements in C-3 Districts]

Ordinance amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to housing projects, as defined, including group housing projects; change certain requirements for group housing projects including eliminating the exemption for group housing projects from certain exposure requirements; allowing a Zoning Administrator partial waiver from the exposure requirements; allowing affordable On-Site Units in group housing projects to be exempt from density calculations in certain circumstances; providing that such On-site Units be affordable to households at 90% of AMI for rental and 120% of AMI for ownership, and to specify that such On-site Units be priced as 75% of the maximum purchase price for studio units if the bedrooms are less than 350 square feet; and clarify the requirements for Designated Units in certain C-3 districts under Section 124(f) including that they be affordable to households of 120% of AMI for rental and 150% of AMI for ownership and otherwise meet the monitoring and procedures for affordable units under the Inclusionary Affordable Housing Program; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

This matter will be heard in the Land Use and Transportation Committee on July 20, 2015, at 1:30 p.m.

Sincerely,

Handwritten signature of Malia Cohen in cursive.

Malia Cohen
Member, Board of Supervisors

City Hall • 1 Dr. Carlton B. Goodlett Place • Room 244 • San Francisco, California 94102-4689 • (415) 554-7670
Fax (415) 554-7674 • TDD/TTY (415) 554-5227 • E-mail: malia.cohen@sfgov.org

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Rwd is
Board 5-19
P
Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee.
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [150348]
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative

Sponsor(s):

Avalos, Kim

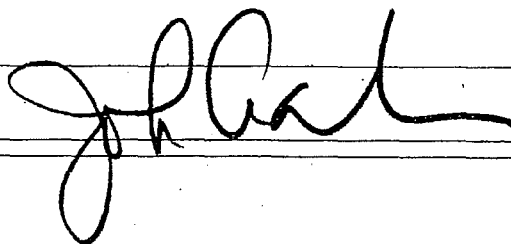
Subject:

Ordinance - Planning Code - Applying Inclusionary Housing Requirements to Group Housing

The text is listed below or attached:

[Empty box for text listing]

Signature of Sponsoring Supervisor:



For Clerk's Use Only:

