

## **LEGISLATIVE DIGEST**

[Planning Code - Geary-Masonic Special Use District]

**Ordinance amending the Planning Code to modify the Geary-Masonic Special Use District to require use of the inclusionary housing fee for a project within one-quarter mile of the boundaries of the district, or anywhere in San Francisco if not allocated within two years of payment; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302.**

### Existing Law

The Planning Code requires residential development in the Geary-Masonic Special Use District (“SUD”) to include either affordable on-site units or payment of the Inclusionary Affordable Housing Fee into the Citywide Affordable Housing Fund.

### Amendments to Current Law

This ordinance would require the Mayor’s Office of Housing and Community Development (“MOHCD”) to separately account for payment of the inclusionary housing fee into the Citywide Affordable Housing Fund, and to use the funds to acquire and construct a 100% affordable housing project on a site located within one-quarter mile of the boundaries of the SUD. If the funds have not been allocated for the acquisition or predevelopment of a project on a site within one-quarter mile of the boundaries of the SUD within two years of deposit into the Citywide Affordable Housing Fund, the funds may be used anywhere in the City.

### Background Information

The Geary-Masonic Special Use District was adopted in 2018 to facilitate the redevelopment of the Lucky Penny restaurant to allow a mixed-use development project with ground floor retail and housing, including on-site below market rate units. The SUD was amended in spring 2020 to allow either inclusion of on-site below market rate units or payment of an inclusionary housing fee.