

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: August 7, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 250815
Planning Code - Inclusionary Housing Waiver and Land Dedication in Well-Resourced Neighborhoods

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - ☒ Ordinance / Resolution
 - ☐ Ballot Measure
- ☒ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - ☒ General Plan ☒ Planning Code, Section 101.1 ☒ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
 - ☐ Landmark (*Planning Code, Section 1004.3*)
 - ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - ☐ Mills Act Contract (*Government Code, Section 50280*)
 - ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

[Planning Code - Inclusionary Housing Waiver and Land Dedication in Well-Resourced Neighborhoods]

Ordinance amending the Planning Code to allow the City to waive the Inclusionary Housing Fee and other requirements in areas outside of the Priority Equity Geographies Special Use District (SUD) in exchange for a project sponsor's agreement to subject all units in the project to rent control; and allow projects outside of the Priority Equity Geographies SUD to comply with the Inclusionary Housing Ordinance by dedicating land to the City; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

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

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

Section 1. Environmental and Land Use Findings.

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

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

6 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
7 amendments will serve the public necessity, convenience, and welfare for the reasons set
8 forth in Planning Commission Resolution No. _____, and the Board adopts such
9 reasons as its own. A copy of said resolution is on file with the Clerk of the Board of
10 Supervisors in File No. _____ and is incorporated herein by reference.

11
12 Section 2. General Findings.

13 (a) Since 1969, California has required that all local governments adequately plan
14 to meet the housing needs of everyone in the community. California's local governments
15 meet this requirement by adopting housing elements as part of their "general plans," as
16 required by the state. A general plan serves as a local government's "blueprint" for how it will
17 grow and develop. Among other requirements, a housing element in a general plan must
18 identify and analyze the jurisdiction's existing and projected housing needs, including a
19 statement of goals, policies, and objectives for the preservation, improvement, and
20 development of housing, and identify adequate sites for housing for all economic segments of
21 the community. (California Government Code Section 65583.)

22 (b) A jurisdiction's existing and projected housing needs is known as its Regional
23 Housing Needs Allocation (RHNA). In December 2021, the Association of Bay Area
24 Governments determined that the City and County of San Francisco's (City) RHNA is
25

1 approximately 82,000 new residential units, broken down into tiers of affordability to meet the
2 needs of very low-, low-, and moderate-income San Franciscans.

3 (c) In furtherance of the imperative to meet San Francisco's RHNA, the City
4 updated its Housing Element in 2022. The 2022 Update to the Housing Element (2022
5 Housing Element) is San Francisco's plan for housing between 2023 and 2031, and the first
6 such plan in the City that is centered on racial and social equity.

7 (d) The California Department of Housing and Community Development publishes
8 "Opportunity Area Maps" where it designated "Highest Resource" and "High Resource" areas.
9 These areas are neighborhoods that provide strong economic, health, and educational
10 outcomes for its residents, and were called "Well-resourced Neighborhoods" in the 2022
11 Housing Element. One of the objectives of the 2022 Housing Element is to foster inclusive
12 neighborhoods throughout the City and ensure access to housing for all members of the
13 community, including Indian, Black, and other communities of color. To do so, the 2022
14 Housing Element recognized that the City needed to allow more housing, including affordable
15 housing, in Well-resourced Neighborhoods, by, among other strategies, amending the zoning
16 to allow mid-rise, multifamily buildings. This ordinance fosters the goals of the 2022 Housing
17 Element to increase housing in the Well-resourced Neighborhoods by waiving the
18 requirements of San Francisco's Inclusionary Housing Ordinance for project sponsors that
19 agree to subject the project to the San Francisco Residential Rent Stabilization and Arbitration
20 Ordinance (Rent Ordinance) (Chapter 37 of the Administrative Code).

21 (e) In contrast with Well-resourced Neighborhoods, the Department of Public Health's
22 Community Health Needs Assessment identified areas of vulnerability, which are
23 neighborhoods or areas with a higher density of vulnerable populations. These areas and
24 neighborhoods, identified in the 2022 Housing Element, have been designated in the Priority
25 Equity Geographies Special Use District, as adopted in 2024 in Ordinance 248-23.

1 (f) The 2022 Housing Element acknowledges that in the face of widening inequality,
2 and the historic and ongoing displacement of low-income communities and communities of
3 color, the City faces an extraordinary imperative over the next decade to permit more housing,
4 facilitate its construction, and prevent further displacement. The 2022 Housing Element
5 analyzes housing needs in San Francisco, includes policies that address those needs based
6 on the collective vision and values of local communities, and identifies programs that will help
7 implement those policies and a guiding framework for future legislation. To meet these
8 challenges, the City must implement a multi-pronged strategy that includes, among other
9 approaches, the development of affordable housing and the expansion of tenant protections
10 to ensure the long-term stability of residents and communities.

11 (g) Several of these strategies center around rent control. Rent control is one of the
12 most important tools for individuals, families, and vulnerable communities seeking to establish
13 roots in a community. A 2022 study performed by the UC Berkeley Urban Displacement
14 Project, “Who Benefits From Tenant Protections?”, identified rent control as among the most
15 effective tools for preventing displacement of residential tenants and for stabilizing
16 neighborhoods and communities. The study also found that combining rent control with just
17 cause eviction protections reduces the rate of displacement for residential tenants, particularly
18 those of lower socio-economic status. This has been particularly true in San Francisco. The
19 City adopted its Rent Ordinance in 1979, and the Rent Ordinance has been critical in
20 safeguarding tenants from excessive rent increases and evictions without just cause.
21 Similarly, a 2018 working paper from the National Bureau of Economic Research titled “The
22 Effects of Rent Control Expansion on Tenants, Landlords, and Inequality: Evidence from San
23 Francisco,” found that rent control helps tenants by providing security and enabling them to
24 remain in their apartments longer, compared to those not protected by rent control. Thus, rent
25 control serves as an important policy tool to stabilize communities and prevent displacement.

1 (h) The Rent Ordinance exempts units lawfully constructed after June 30, 1979 from
2 rent control, and in 1995, the Legislature enacted the Costa-Hawkins Rental Housing Act
3 (California Civil Code Sections 1954.50 et seq.) (Costa-Hawkins), which prohibited the City
4 from changing this rule. But Costa-Hawkins allows a local government to impose rent control
5 on a unit if the owner has agreed to rent control in exchange for direct financial assistance or
6 density exceptions and other zoning modifications.

7 (i) As of 2022, the majority of San Francisco's rental housing stock is subject to
8 rent control. The 2022 Housing Element finds that rent control has been critical to protecting
9 low- and moderate-income residents, including many persons of color, from being at risk of
10 eviction or displacement. But despite these benefits, the 2022 Housing Balance Report No.
11 14, published by the Planning Department, identifies the absence of policies to protect against
12 the removal of residential units from "protected status," including units subject to the Rent
13 Ordinance. Since 2011, approximately 4,200 units have been removed from protected status,
14 with a relatively even distribution of loss across all 11 Supervisorial Districts.

15 (j) While ample evidence demonstrates the short- and long-term benefits of rent
16 control to tenants and communities facing eviction and displacement, empirical evidence
17 suggests that rent control has not been a constraint on new construction. A 2007 report in the
18 Journal of Urban Economics, "Out of Control: What can we learn from the end of
19 Massachusetts rent control?", found that rent control had "little effect on the construction of
20 new housing." Under a "moderate" rent control system like San Francisco's, where landlords
21 generally can reset the rent to market at the start of new tenancies, developers and housing
22 providers are able to secure financing for their projects using initial market rents to
23 approximate a reasonable return on investment. In a 2009 study of New York's rent control
24 system titled "Rent Regulation: Myths & Facts," by Timothy Collins, the former Executive
25 Director and Counsel to the New York City Rent Guidelines Board, Mr. Collins found that

1 “New York’s moderate rent regulations have had few, if any, of the negative side effects so
2 confidently predicted by industry advocates. More important, rent regulations have been the
3 single greatest source of affordable housing for middle- and low-income households.” In
4 “Residential Rent Controls,” a 1988 study for the Urban Land Institute, Anthony Downs,
5 economist and Senior Fellow of the Brookings Institute, found the hypothesis that temperate
6 rent control inhibits new construction “unproven,” and determined that repeated studies of
7 temperate rent controls in the United States fail to provide “any persuasive evidence that
8 temperate rent control ordinances inhibit the construction of new housing.”

9 (k) Another long-standing City strategy for the creation of affordable housing is the
10 Inclusionary Housing Ordinance found in Planning Code Section 415 et seq., and related
11 requirements designed for specific areas of the City. Under the Inclusionary Housing
12 Ordinance, developments with 10 or more units must pay an impact fee, or set aside a certain
13 percentage of those units as affordable to households of low, moderate, or middle income, or
14 provide affordable units off-site. In some areas of the City, developers may dedicate land to
15 the City for affordable housing. The Inclusionary Housing Program has created more than
16 4,700 affordable units since its inception. The Inclusionary Housing fee is approximately \$250
17 per square foot of floor area, multiplied by a percentage of the project, ranging from 12% to
18 27% of the total project, depending on the project’s size, location, and application date.

19 (l) As the City grows and more residential units are created in Well-resourced
20 areas consistent with the 2022 Housing Element, it is in the public interest to couple this
21 growth with policies intended to ensure that resulting housing will foster the long-term
22 community bonds critical to neighborhood stability and sustainability. Thus, by allowing
23 project sponsors to choose to provide rent control on new construction, in exchange for the
24 City’s waiver of the Inclusionary Housing Ordinance requirements, or by choosing to dedicate
25 land to the City for affordable housing, the City will enhance the feasibility of new construction

1 and thereby achieve the policy goals of adding much-needed housing supply, increasing the
2 availability of land for affordable housing, and increasing the number of rent-controlled units.

3 (m) Finally, in certain areas of the City, projects can comply with the Inclusionary
4 Housing Ordinance by dedicating a portion of the total developable area of the principal site to
5 the City for the purpose of constructing affordable housing. Expanding this option to projects
6 in the Well Resourced neighborhoods will facilitate affordable housing development, by
7 reducing land costs which is a considerable portion of affordable housing development costs.
8 Expanding this option is consistent the 2022 Housing Element.

9
10 Section 3. The Planning Code is hereby amended by adding Section 436, to read as
11 follows:

12 **SEC. 436. WELL-RESOURCED NEIGHBORHOODS INCLUSIONARY HOUSING**
13 **ORDINANCE WAIVER AND ADDITIONAL INCLUSIONARY HOUSING OPTIONS.**

14 *This Section 436 provides for a waiver of the requirements in the Inclusionary Housing*
15 *Ordinance, Section 415 et seq., for specified Housing Projects in Well-Resourced Neighborhoods. This*
16 *Section 436 also allows Housing Projects in Well-Resourced Neighborhoods to comply with the*
17 *Inclusionary Housing Ordinance through a land dedication. As used in this Section 436, Well-*
18 *Resourced Neighborhoods means those areas outside the Priority Equities Geographies Special Use*
19 *District (SUD), Section 249.97.*

20 *(a) **Rent Control.** Outside the Priority Equity Geographies SUD, if a Housing Project is a*
21 *Rental Project and agrees to subject all units in the project to the San Francisco Rent Stabilization and*
22 *Arbitration Ordinance (Chapter 37 of the Administrative Code) for the Life of the Project, the project*
23 *shall not be subject to the Inclusionary Housing Ordinance, Planning Code Section 415 et seq.,*
24 *pursuant to this Section 436.*

1 **(1) Regulatory Agreement.** *Project Sponsors of Housing Projects that agree to*
2 *subject all units in the Housing Project to the San Francisco Rent Stabilization and Arbitration*
3 *Ordinance (Chapter 37 of the Administrative Code) pursuant to this subsection (a) shall enter into a*
4 *regulatory agreement with the City, as a condition of approval of the project (“Regulatory*
5 *Agreement”). At a minimum, the Regulatory Agreement shall contain the following: (A) a statement*
6 *that none of the units in the project are subject to the Costa-Hawkins Rental Housing Act (California*
7 *Civil Code Sections 1954.50 et seq.) because, consistent with California Civil Code Section 1954.52(b),*
8 *the property owner has entered into and agreed to the terms of an agreement with the City in*
9 *consideration for a direct financial contribution or other form of assistance specified in California*
10 *Government Code Sections 65915 et seq.; (B) a statement that the units will be rented for the Life of the*
11 *Project because, consistent with Government Code Section 7060.1(a), the property owner has entered*
12 *into and agreed to the terms of an agreement with the City, in consideration for a direct financial*
13 *contribution specified in Section 7060.1(a); (C) a calculation of the direct financial contribution or*
14 *form of assistance provided to the property owner in the form of the fee waiver; and (D) a description*
15 *of the remedies for breach of the agreement and other provisions to ensure implementation and*
16 *compliance with the agreement. The property owner and the Planning Director or the Director’s*
17 *designee, on behalf of the City, may execute the Regulatory Agreement, which shall be reviewed and*
18 *approved as to form by the City Attorney’s Office. The Regulatory Agreement shall be executed prior to*
19 *the City’s issuance of the First Construction Document for the project, as defined in Section 107A.13.1*
20 *of the San Francisco Building Code. Following execution of the Regulatory Agreement by all parties,*
21 *the Regulatory Agreement or a memorandum thereof shall be recorded to the title records in the Office*
22 *of the Assessor-Recorder against the property and shall be binding on all future owners and successors*
23 *in interest.*

24 **(2) Procedures Manual.** *For Housing Projects with units subject to a recorded*
25 *covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower*

income in compliance with any state law, those units shall comply with the timing, type, and marketing requirements of Section 415.6(e), (f), and (g), and the Procedures Manual, as amended from time to time.

(b) **Land Dedication Alternative.** In lieu of Section 415 et seq., the Project Sponsor of any Housing Project outside the Priority Equity Geographies SUD, may comply with the Land Dedication Alternative requirements in Section 419.5(a)(2). Any land dedicated pursuant to this Section 436 shall be provided outside the Priority Equity Geographies SUD.

Section 4. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
Audrey Williams Pearson
Deputy City Attorney

n:\legana\as2025\2500273\01855974.docx

LEGISLATIVE DIGEST

[Planning Code - Inclusionary Housing Waiver and Land Dedication in Well-Resourced Neighborhoods]

Ordinance amending the Planning Code to allow the City to waive the Inclusionary Housing Fee and other requirements in areas outside of the Priority Equity Geographies Special Use District (SUD) in exchange for a project sponsor's agreement to subject all units in the project to rent control; and allow projects outside of the Priority Equity Geographies SUD to comply with the Inclusionary Housing Ordinance by dedicating land to the City; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code Section, 101.1; and making public necessity, convenience, and welfare findings under Planning Code, Section 302.

Existing Law

Most residential projects of 10 units or more must comply with the Inclusionary Housing Ordinance, Planning Code section 415 *et seq.* The Inclusionary Housing Ordinance requires developers to pay a development impact fee to the Mayor's Office of Housing and Community Development. Developers also have the option to (1) set aside a percentage of units on-site as affordable to low to middle income households; or (2) provide such affordable units off-site. Currently, the impact fee is approximately \$250/square foot of gross floor area, multiplied by between 16.4% and 20.5%, depending on the project. In certain areas, a project sponsor can also comply with the Inclusionary Housing Ordinance by dedicating land to the City that can be used for affordable housing.

Administrative Code section 37 *et seq.*, the Residential Rent Stabilization and Arbitration Ordinance, limits the amount a landlord can increase the rent of certain rental units in the City ("rent control"). With some limited exceptions, rent control only applies to rental units constructed before 1979.

The Priority Equity Geographies Special Use District, Planning Code section 249.97 is a planning district in the City consisting of parcels primarily on the City's south and east sides. Well-resourced areas are neighborhoods identified in the 2022 Housing Element that provide strong economic, health, and educational outcomes for its residents.

Amendments to Current Law

This ordinance would allow the City to waive the Inclusionary Housing Fee if the project sponsor agrees to impose rent control on all units in the project. The ordinance would require

a project sponsor to enter into a regulatory agreement with the City acknowledging that the units in the project would be subject to rent control for the life of the project and that the units must be rented. The Legislation would also allow a developer to dedicate land to the City. The ordinance would only apply to residential projects in well-resourced areas, defined as areas outside the Priority Equity Geographies SUD.

Background Information

The ordinance would provide an additional option for certain housing projects in the City to comply with the Inclusionary Housing Ordinance by providing rent-controlled units.

n:\legana\as2025\2500273\01858012.docx

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

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

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No.
- ☐ 9. Reactivate File No.
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: