

Mayor's Office of Housing and Community Development

Inclusionary Housing Program Fee Schedule 2017

Effective June 6, 2016, the fees below are applicable to all developments subject to the ordinance. These fees will be multiplied per the off-site unit count otherwise required for all new developments subject to the ordinance. The fee schedule in place at the time of payment will be applied to each specific project.

2017 Fee Schedule

SRO/Group Housing unit - \$148,506

Studio unit - \$198,008

1-bedroom unit - \$268,960

2-bedroom unit - \$366,369

3-bedroom unit - \$417,799

4-bedroom unit - \$521,431

The next fee update will occur on January 1, 2018. For questions regarding the calculation of a fee amount, please contact Kate Conner at the Planning Department at (415) 558-6409 or kate.conner@sfgov.org.

Background

As adopted by the Board of Supervisors, the Inclusionary Affordable Housing Ordinance (Section 415.5 of the San Francisco Planning Code) prescribes that an Affordable Housing Fee (the "Fee") must be paid for residential developments subject to Section 415 et seq. The Fee is based on the number of units applicable under the "off-site" option as established in Section 415.7 of the Planning Code. The current applicable percentage varies depending on the number of units proposed, unless the development submitted its first planning application under an earlier version of the program. Certain Area Plans such as the Eastern Neighborhoods Plan also require a different off-site percentage. Please see MOHCD's [Inclusionary Housing Program Overview](#) page for specific requirements.

The fee is established in Section 415.5 of the Planning Code and is based on the affordability gap using data on the cost of developing residential housing as derived from the "San Francisco Inclusionary Housing Program Financial Analysis 2012" prepared by Seifel Consulting and the maximum purchase price for the equivalent unit size under the Inclusionary Affordable Housing Program. The Planning Department and the Mayor's Office of Housing and Community Development will update this technical report from time to time as they deem appropriate in order to ensure that the affordability gap remains current.

The fee is indexed to the Construction Cost Index (CCI) for San Francisco as published by Engineering News-Record.

The San Francisco Planning Department shall calculate the fee using the direct fractional result of the total number of units.