[Urging the San Francisco Planning Director to Amend Director Bulletin No. 6]

Resolution urging the San Francisco Planning Director to improve the clarity and effectiveness of the State Density Bonus application process by amending Director Bulletin No. 6 to require that project sponsors submit financial analysis that has been evaluated and confirmed by a qualified third-party consultant, as determined by the Planning Department.

WHEREAS, Section 206.5(c)(3) and (4) and Section 206.6 of the San Francisco
Planning Code lay out a process by which project sponsors wishing to avail themselves of
State Density Bonus benefits must request concessions, incentives and/or waivers or
modifications through the Planning Department's application process, which includes
submitting "sufficient information as determined by the Planning Department demonstrating
that Development Standards that are requested to be waived or modified by" are necessary to
ensure the financial viability of providing for the affordable housing costs; and

WHEREAS, This Section of the San Francisco Planning Code stipulates that the Planning Commission shall hold a hearing to determine if the project sponsor has demonstrated that the waiver is necessary, based on the information submitted to Planning staff; and that the Planning Commission may deny a waiver if it finds the information submitted by the project sponsor to be inadequate; and

WHEREAS, Project sponsors wishing to pursue State Density Bonus benefits have continued to push back against reasonable requests for "sufficient information" from Planning Department staff, arguing that this information is private and that the City should accept all financial analysis and calculations submitted by the project sponsor, no matter how vague, as

to the concessions, incentives, and/or waivers or modifications' necessity to the financial viability of the project's density to provide for affordable housing costs; and

WHEREAS, Planning Director Bulletin No. 6 attempts to further outline what the Planning Code means by submitting "sufficient information as determined by the Planning Department" and creates guidelines for applying for incentives, concessions and waivers, including the potential that the Department "may require an evaluation of the financial analysis by a qualified third-party consultant" but without requiring this outright; now, therefore, be it

RESOLVED, That the Board of Supervisors of the City and County of San Francisco recognizes that accurate cost-benefit analysis is essential to the fair evaluation of San Francisco housing project approvals, as a matter of policy and good urban planning; and, be it

FURTHER RESOLVED, That the Board of Supervisors of the City and County of San Francisco urges the San Francisco Planning Director to improve the clarity and effectiveness of the State Density Bonus application process by amending Director Bulletin No. 6 to require that project sponsors submit financial analysis that has been evaluated and confirmed by a qualified third-party consultant, as determined by the Planning Department.



City and County of San Francisco Tails

City Hall 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

Resolution

File Number:

211271

Date Passed: December 14, 2021

Resolution urging the San Francisco Planning Director to improve the clarity and effectiveness of the State Density Bonus application process by amending Director Bulletin No. 6 to require that project sponsors submit a financial analysis that has been evaluated and confirmed by a qualified third-party consultant, as determined by the Planning Department.

December 14, 2021 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

> Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

December 14, 2021 Board of Supervisors - ADOPTED AS AMENDED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 211271

I hereby certify that the foregoing Resolution was ADOPTED AS AMENDED on 12/14/2021 by the Board of Supervisors of the City and County of San Francisco.

> Angela Calvillo Clerk of the Board

Unsigned

London N. Breed Mayor

12/24/2021

Date Approved

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without her approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.

Angela Calvillo Date
Clerk of the Board

File No. 211271