

LEGISLATIVE DIGEST
(Substituted 5/19/2015)

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

Ordinance amending 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.

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 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.

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.

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