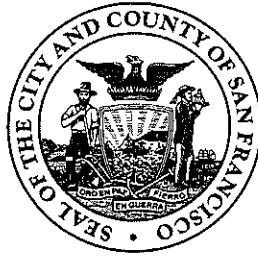


BOARD of SUPERVISORS



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NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

- Date:** Monday, April 18, 2016
- Time:** 1:30 p.m.
- Location:** Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Subject:** File No. 160255. Ordinance amending the Planning and Administrative Codes to increase the Inclusionary Affordable Housing fee and other requirements; require the Controller to prepare an economic feasibility report regarding the City's inclusionary housing requirements and make recommendations by July 31, 2016, and every three years thereafter; and establish the Inclusionary Housing Technical Advisory Committee to provide advice about the economic feasibility of proposals to set maximum economically viable inclusionary housing requirements, and set forth the membership and duties of the Advisory Committee; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public convenience, necessity, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If the legislation passes, the Affordable Housing Fee would be charged to new market-rate housing projects that do not choose to provide on-site affordable housing or create affordable off-site housing, as required by the Inclusionary Housing Program.

Certain development projects that have submitted a complete environmental evaluation application would be required to pay the following fees during the limited periods of time, as follows:

- Projects that submitted an application prior to January 1, 2014: Amount equivalent to 25% of the number of units constructed on-site;
- Projects that submitted an application prior to January 1, 2015: Amount equivalent to 27.5% of the number of units constructed on-site;
- Projects that submitted an application on or prior to January 12, 2016: Amount equivalent to 30% of the number of units constructed on-site;
- Projects that proposes a building height of 120 feet or greater, shall pay a fee amount equivalent to 33% of the number of units constructed on-site;
- Projects located in a Urban Mixed Use (UMU) Zoning District and eliminates a Production, Distribution, and Repair (PDR) use, or located in the Mission Neighborhood Commercial Transit (NCT) Zoning District or South of Mark Youth and Family Zoning District and are eligible to provide off-site units, shall not be eligible to use these temporary lower inclusionary housing requirements; and
- Projects that submitted an application on or prior to January 12, 2016 may provide off-site affordable housing by acquiring an existing building that is not currently and primarily in residential use.

Housing project sponsors, that do not qualify for the temporary fee requirements listed above for those limited periods of time, shall be required to pay a fee calculated based on the equivalent to the applicable off-site percentage of the number of units constructed on-site, as follows:

- Projects consisting of ten dwelling units or more, but less than 25 units: 20%; and
- Projects consisting of 25 dwelling units or more: 33%.

The amount of the fee shall be determined by the Mayor's Office of Housing and Community Development (MOHCD) using the above applicable percentages and the affordability gap, using data on the cost of construction of residential housing and the Maximum Purchase Price for the equivalent unit size. These fees shall be adjusted by MOHCD no later than January 1st of each year, based on the adjustments in the cost of constructing housing and the Maximum Purchase Price for the equivalent unit size.

The Affordable Housing Fee, either for the Inclusionary Housing requirements or the temporary fee requirements, shall not be charged to any mixed use project for which a height limit increase has been approved by the voters prior to January 12, 2016, or have entered into a development agreement or similar agreement with the City as of January 12, 2016.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102.

Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, April 15, 2016.



Angela Calvillo
Clerk of the Board

DATED/POSTED: April 6, 2016
PUBLISHED: April 8 & 14, 2016