

**San Francisco Mayor's Office of Housing and Community Development
Inclusionary Housing Program
Affordable Housing Fee Request Form 2016**

Dear Project Sponsor:

Project Sponsors choosing to pay the Affordable Housing Fee under the Inclusionary Housing Program should complete and return the following form along with the required attachments in order to receive a fee determination from the San Francisco Mayor's Office of Housing and Community Development (MOHCD). In order to request an Affordable Housing Fee determination, the project must first obtain formal approval from the Planning Department. To review the Affordable Housing Fee option under the Inclusionary Housing Program, please review Section 415.5 of the San Francisco Planning Code.

The general process for paying the Affordable Housing Fee is as follows:

- Project sponsor submits completed Affordable Housing Fee Request Form to MOHCD with copy of planning approval and recorded Notice of Special Restrictions. (If your development does not have an NSR that clearly references your choice to pay the fee, you must file a new NSR through your Planner. We cannot issue a fee determination letter without the correct recorded NSR.)
- MOHCD calculates the fee within 10 business days from the date of receipt of your completed submission and sends a formal fee determination letter to the project sponsor, Planning Department and Department of Building Inspection.
- Project sponsor works the Department of Building Inspection (DBI) to obtain report on all fees owed either before seeking Affordable Housing Fee determination from MOHCD or after. (See below.)
- Project sponsor receives fee report from DBI and pays all fees. (See below.)

DBI is responsible for collecting all development impact and other fees owed. Prior to issuance of the first building permit or the first addendum authorizing construction of the project (in the case where a site permit is issued), DBI will issue a report outlining preliminary estimates of all development impact and in-lieu fees owed for a development project. Project sponsors must then either pay the full amount of development impact and other fees owed before issuance of the first construction document.

For general questions regarding the fee payment process, please contact:

San Francisco Department of Building Inspection
1660 Mission, 6th floor
San Francisco, CA 94103
(415) 558-6131

Please feel free to contact Chandra Egan of MOHCD at chandra.egan@sfgov.org or (415) 701-5546 if you have any questions about the Affordable Housing Fee option under the Inclusionary Housing Program.

Thank you.

Sincerely,

Mayor's Office of Housing and Community Development

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General Information

Today's Date	September 26, 2016
Name of Development	75 Howard Street
Property Address as Stated in Planning Approval	75 Howard Street
Planning Motion #	19448 (Acceptance of Delegation Agreement), 19449 (CEQA Findings), 19450 (Section 309 Authorization), 19451 (Conditional Use Authorization),
Planning Motion Date	September 3, 2015
Notice of Special Restrictions Document #	DOC-2016-K242910-00 (Motion No. 19450) DOC-2016-K285544-00 (Motion No. 19451) DOC-2016-K285543-00 (Variance Application No. 2011.1122XVCUA)
Notice of Special Restrictions Document Recording Date	May 11, 2016 July 12, 2016
Name of City and Co. of SF Planner	Tina Chang

Name of Project Sponsor	RDF 75 Howard LP
Project Sponsor Contact Person	Ralph J. DiRuggiero
Company of Project Sponsor Contact	Paramount Group, Inc.
Project Sponsor Address (with Zip)	One Market Plaza, Spear Tower Suite 4150, San Francisco, CA 94105
Project Sponsor Phone	212-237-3115
Project Sponsor Email	rdiruggiero@paramount-group.com

Name of Agent Acting for Project Sponsor	Sara Ghalandari, Gibson, Dunn & Crutcher LLP
Agent Acting Address (with Zip)	555 Mission Street, Suite 3000, San Francisco, CA 94105
Agent Acting Phone	415-393-8250
Agent Acting Email	sghalandari@gibsondunn.com

Estimated Date of Building Permit Issuance	Early September 2016
Estimated Issuance Date of Temporary Certificate of Occupancy (TCO)(if applicable)	N/A

Estimated Issuance Date of Final Certificate of Occupancy and Completion (FCOC)(if applicable)	March 2019
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Overall Building Composition

Total # Units in Building (all dwelling units)	120
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Unit Type	Total #
Studio (Jr. 1-bedrooms = studio units)	0
1 Bedroom	29
2 Bedroom	68
3 Bedroom	19
4 Bedroom	4
Other	0

Estimated Fee Due

Please provide your estimate of the fee due under your project.

Example

Building has 40 studio units x 20% = 8 one-bedroom units pay the fee.

Building has 40 one-bedroom units x 20% = 8 one-bedroom units pay the fee.

Building has 20 two-bedroom units x 20% = 4 two-bedroom units pay the fee.

Inclusionary Housing Program: Affordable Housing Fee Determination					
Unit Size	Market Rate Total	20% Off-site Requirement	Off-Site Unit Requirement	*Fee By Unit Size	Fee Payable
Studio	40	20%	8.00	\$198,008	\$1,584,064
1 bedroom	40	20%	8.00	\$268,960	\$2,151,680
2 bedroom	20	20%	4.00	\$366,639	\$1,466,556
3 bedroom	0	20%	0.00	\$417,799	\$0
4 bedroom	0	20%	0.00	\$521,431	\$0
Totals:	100		20.0		\$5,202,300

*2016 fee schedule

Your Project

(Write in calculations for your project; or, you may cut and paste from the following spreadsheet to use embedded calculations: <http://sf-moh.org/index.aspx?page=308>.)

20.0% REQUIREMENT

Inclusionary Housing Program: Affordable Housing Fee Determination					
Address: 75 Howard					
Unit Size	Market Rate Total	20% Off-site Requirement	Off-Site Unit Requirement	*Fee By Unit Size	Fee Payable
Studio	0	20%	0.00	\$198,008	\$0
1 bedroom	29	20%	5.80	\$268,960	\$1,559,968.00
2 bedroom	68	20%	13.60	\$366,369	\$4,982,618.40
3 bedroom	19	20%	3.80	\$417,799	\$1,587,636.20
4 bedroom	4	20%	.80	\$521,431	\$417,144.80

Totals:	120		24.00		\$8,547,367.40
*2016 fee schedule					

You must include a copy of the following documents: (Please check)

- Affidavit for Compliance with the Inclusionary Housing Program
- Final Planning Motion (if applicable)
- Recorded Notice of Special Restrictions (NSR)

Please email this form and the requested supplemental materials by PDF to:

Chandra Egan
 Mayor's Office of Housing and Community Development
chandra.egan@sfgov.org
 Phone: (415) 701-5546

Representative (sign) *Sara Chalandari*
 Representative (print) Sara Chalandari
 Title (print) Attorney
 Company (print) Gibson, Dunn & Crutcher, LLP
 Date (print) September 26, 2016