

**MAYOR'S OFFICE OF HOUSING AND COMMUNITY
DEVELOPMENT
CITY AND COUNTY OF SAN FRANCISCO**



EDWIN M. LEE
MAYOR

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DIRECTOR

September 29, 2016

Sarah Ghalandari
Gibson, Dunn & Crutcher, LLP
555 Mission Street
San Francisco, CA 94105-0921
sghalandari@gibsondunn.com

Re: San Francisco Planning Code Section 415 ("Inclusionary Housing Program")
Affordable Housing Fee Determination for 75 Howard Street
Planning Department Case Motion Nos. 19448, 19449, 19450, and 19451 Case No. 2011.1122

Dear Ms. Ghalandari:

Thank you for having provided an updated unit mix for the above referenced project at 75 Howard Street. In response to your request for a Fee Determination received on September 26, 2016, we are providing a fee calculation pursuant to Planning Code Section 415.3(b)(4)(c)(3), for projects located in the C-3-0 Zoning District that received entitlement approval prior to January 12, 2016.

Based on the date that the first discretionary entitlement was approved (September 3, 2015), the Planning Code specifies that the project sponsor shall pay a fee that is equivalent to the provision of 20% of the market rate units as off-site affordable housing units. According to your plans, the principal project will have a total of 120 dwelling units, with a mix of one-, two-, three-, and four-bedroom units, as detailed below.

The following chart details the total fee required based on the total number of units and the unit-mix of the principal project.

Inclusionary Housing Program: Affordable Housing Fee Determination				
Address:	75 Howard Street			
Unit Size	Market Rate Total	Fee By Unit Size*	20%	Fee Payable
SRO/Group Housing	0	\$148,506	20%	\$0
Studio	0	\$198,008	20%	\$0
1 bedroom	29	\$268,960	20%	\$1,559,968
2 bedroom	68	\$366,369	20%	\$4,982,618
3 bedroom	19	\$417,799	20%	\$1,587,636
4 bedroom	4	\$521,431	20%	\$417,145
Totals:	120			\$8,547,367
<i>*2016 fee schedule, with percentages for projects approved prior to the passage of Prop C.</i>				

The Department of Building Inspection (DBI) is responsible for issuing a report outlining preliminary estimates of all development impact and other fees owed for a development project. Prior to issuance of the first building permit or, in the case where a site permit is issued, the first addendum authorizing construction of the project, a final report will be issued. Please note that the Affordable Housing Fee, like other fees, is adjusted annually and revised fees are effective January 1 of each year. The adjusted fee rate applies to impact fees paid on or after the effective date of any such fee adjustments, regardless of the date of permit filing or the date of the issuance of the preliminary fee assessment rate as shown on DBI's Citywide Development Fee Register for the particular project.

Payments for development impact and other fees must be made at the Permit Center, DBI, 1660 Mission, 6th floor, San Francisco, CA 94103. Questions should be directed to 558-6131. Please contact DBI before paying the fee. DBI must issue you a report on all fees owed before you can pay this fee.

If your development grows or shrinks in terms of total units, or if your unit mix changes from that stated on your fee request, you must contact our office with any adjustments to your planning approval so that we may issue a fee determination for any remaining or over-counted units.

If the City has not previously given notice under Government Code Section 66020 of an earlier discretionary approval of the project involving imposition of a fee or exaction as defined by Government Code Section 66020, the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day period has begun for the subject development, then this document does not recommence the 90-day protest period.

Please feel free to contact the Mayor's Office of Housing and Community Development at (415) 701-5500 if you have any questions about this letter.

Sincerely,



OLSON LEE
Director

cc:

Tina Chang, Planner, San Francisco Planning Department
Kate Conner, San Francisco Planning Department
Taras Madison, San Francisco Department of Building Inspection
John Blackshear, San Francisco Department of Building Inspection
Mara Blitzler, San Francisco Mayor's Office of Housing and Community Development