

File No. 170447

Committee Item No. \_\_\_\_\_

Board Item No. 21

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_  
Board of Supervisors Meeting

Date: \_\_\_\_\_

Date: April 25, 2017

### Cmte Board

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- Budget and Legislative Analyst Report
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- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

### OTHER

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Prepared by: Lisa Lew

Date: April 20, 2017

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Approval of an additional 180-Day Extension for Planning Commission Review of  
2 Inclusionary Affordable Housing Program (File No. 150911)]

3 **Resolution extending by an additional 180 days the prescribed time within which the**  
4 **Planning Commission may render its decision on an Ordinance (File No. 150911)**  
5 **amending the Planning Code to provide revised geographic, timing, pricing and other**  
6 **requirements for the off-site alternative to the Inclusionary Housing Fee; create a new**  
7 **option for off-site projects that qualify as Nonprofit Provider Partner Projects; create a**  
8 **new alternative for project sponsors of smaller market-rate projects to direct the**  
9 **Affordable Housing Fee to small sites projects; create an option for project sponsors of**  
10 **on- and off-site housing to provide higher amounts of affordable housing at higher**  
11 **levels of affordability termed “dialing up;” revise certain definitions and operating**  
12 **procedures related to the Inclusionary Housing Program and make conforming**  
13 **changes; affirming the Planning Department’s determination under the California**  
14 **Environmental Quality Act; and making findings of consistency with the General Plan,**  
15 **and the eight priority policies of the Planning Code, Section 101.1.**

16  
17 WHEREAS, On September 15, 2015, Mayor Edwin M. Lee and Supervisors Mark  
18 Farrell and Katy Tang introduced legislation amending the Planning Code to provide revised  
19 geographic, timing, pricing and other requirements for the off-site alternative to the  
20 Inclusionary Housing Fee; create a new option for off-site projects that qualify as Nonprofit  
21 Provider Partner Projects; create a new alternative for project sponsors of smaller market-rate  
22 projects to direct the Affordable Housing Fee to small sites projects; create an option for  
23 project sponsors of on- and off-site housing to provide higher amounts of affordable housing  
24 at higher levels of affordability termed “dialing up”; revise certain definitions and operating  
25 procedures related to the Inclusionary Housing Program and make conforming changes;

1 affirming the Planning Department's determination under the California Environmental Quality  
2 Act; and making Planning Code Section 302 findings, and making findings of consistency with  
3 the General Plan and the eight priority policies of the Planning Code, Section 101.1.

4 WHEREAS, A copy of said legislation is on file with the Clerk of the Board of  
5 Supervisors in File No. 150911 and is incorporated herein by reference; and

6 WHEREAS, On or about September 22, 2015, the Clerk of the Board of Supervisors  
7 referred the proposed ordinance to the Planning Commission, which currently is reviewing the  
8 proposed ordinance; and

9 WHEREAS, The Planning Commission shall, in accordance with Planning Code  
10 Section 306.4(d), render a decision on the proposed Ordinance within 90 days from the date  
11 of referral of the proposed amendment or modification by the Board to the Commission; and

12 WHEREAS, The Board, in accordance with Planning Code Section 306.4(d) may, by  
13 Resolution, extend the prescribed time within which the Planning Commission is to render its  
14 decision on proposed amendments to the Planning Code that the Board of Supervisors  
15 initiates; and

16 WHEREAS, The Board, on December 15, 2015, adopted Resolution Number 531-15  
17 which extended the Planning Department original review by 45 days; and

18 WHEREAS, The Board, on February 2, 2016, adopted Resolution Number 044-16  
19 which extended the Planning Department review by an additional 90 days; and

20 WHEREAS, The Board, on May 3, 2016, adopted Resolution Number 172-16 which  
21 extended the Planning Department review by an additional 150 days; and

22 WHEREAS, The Board, on September 20, 2016, adopted Resolution Number 412-16  
23 which extended the Planning Department review by an additional 90 days; and  
24  
25

1           WHEREAS, The Board, on December 6, 2016, adopted Resolution Number 523-16  
2 which extended the Planning Department review by an additional 120 days; and

3           WHEREAS, Mayor Lee and Supervisors Farrell and Tang have requested additional  
4 time for the Planning Commission to review the proposed Ordinance; and

5           WHEREAS, The Board deems it appropriate in this instance to grant to the Planning  
6 Commission additional time to review the proposed Ordinance and render its decision; now,  
7 therefore, be it

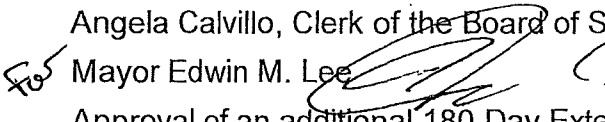
8           RESOLVED, That by this Resolution, the Board hereby extends the prescribed time  
9 within which the Planning Commission may render its decision on the proposed Ordinance for  
10 an additional 180 days, until October 26, 2017.

OFFICE OF THE MAYOR  
SAN FRANCISCO



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2017 APR 18 PM 3:31

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM:  Mayor Edwin M. Lee  
RE: Approval of an additional 180-Day Extension for Planning Commission  
Review of Inclusionary Affordable Housing Program (File No. 150911)  
DATE: April 18, 2017

Attached for introduction to the Board of Supervisors is a resolution extending by an additional 180 days the prescribed time within which the Planning Commission may render its decision on a Ordinance (File No. 150911) amending the Planning Code to provide revised geographic; timing, pricing and other requirements for the off-site alternative to the Inclusionary Housing Fee; create a new option for off-site projects that qualify as Nonprofit Provider Partner Projects; create a new alternative for project sponsors of smaller market-rate projects to direct the Affordable Housing Fee to small sites projects; create an option for project sponsors of on- and off-site housing to provide higher amounts of affordable housing at higher levels of affordability termed "dialing up"; revise certain definitions and operating procedures related to the Inclusionary Housing Program and make conforming changes; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan and the eight priority policies of the Planning Code, Section 101.1.

Please note that this legislation is co-sponsored by Supervisors Farrell and Tang.

Should you have any questions, please contact Mawuli Tugbenyoh (415) 554-5168.

Print Form

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED  
 BOARD OF SUPERVISORS  
 2017 APR 18 PM 3:31  
 Time stamp  
 or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [ ] inquires"
- 5. City Attorney request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

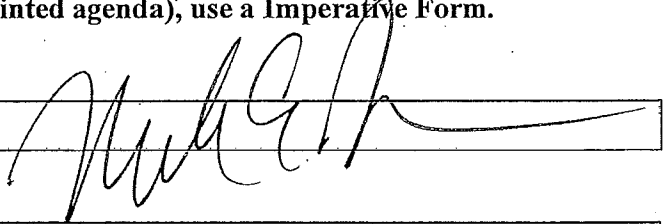
Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Mayor Lee; Supervisors Farrell; Tang



Subject:

Approval of an additional 180-Day Extension for Planning Commission Review of Inclusionary Affordable Housing Program (File No. 150911)

The text is listed below or attached:

Resolution extending by an additional 180 days the prescribed time within which the Planning Commission may render its decision on a Ordinance (File No. 150911) amending the Planning Code to provide revised geographic, timing, pricing and other requirements for the off-site alternative to the Inclusionary Housing Fee; create a new option for off-site projects that qualify as Nonprofit Provider Partner Projects; create a new alternative for project sponsors of smaller market-rate projects to direct the Affordable Housing Fee to small sites projects; create an option for project sponsors of on- and off-site housing to provide higher amounts of affordable housing at higher levels of affordability termed "dialing up"; revise certain definitions and operating procedures related to the Inclusionary Housing Program and make conforming changes; and affirming the Planning Department's determination under the California Environmental Quality Act, and making findings of consistency with the General Plan and the eight priority policies of the Planning Code, Section 101.1.

Signature of Sponsoring Supervisor: \_\_\_\_\_

For Clerk's Use Only:

