



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Change Summary:

315.6: Affordable Housing Requirements - In lieu Fees being Set Aside for Small-Site Rehabilitation of Buildings

Case Number: Board File No. 08-1249
Initiated by: Supervisor Daly / Introduced September 23, 2008
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The Way It Was:

Affordable Housing Requirements

All projects that involve 5 or more new dwelling units must participate in the Residential Inclusionary Affordable Housing Program contained in Section 315 of the Planning Code. The Planning Code provided for 3 methods of meeting the Affordable Requirements: 1) 315.4: On-Site Housing Requirements and Benefits; 2) 315.5: Off-Site Housing Development; and 3) 315.6: In-Lieu Fee.

Section 315.6: In-lieu Fee: The project sponsor must pay an in-lieu fee to the Mayor's Office of Housing ("MOH") equivalent to 20% of the total number of units proposed in the principal project.

The Way It Is Now:

The Ordinance only amended Section 315.6: In Lieu Fee. 10% of in lieu fees paid under this section to MOH – not to exceed \$15 million – must be designated exclusively for the acquisition and/or rehabilitation of affordable housing sites consisting of less than 25 units.

While this is a change to the Planning Code, it will have no noticeable impact upon the affordable housing requirements imposed. This new requirement will be implemented and administered solely by MOH.