



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Ellis Act Displaced Emergency Assistance

Code Changes: Sections 413.10, 415.5, 415.6, 415.7

Case Number: Board File No. 13-0968

Initiated by: Supervisors Chiu, Campos, Kim, and Mar

Effective Date: January 17, 2014

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Purpose: There is an urgent need to assist San Francisco residents who are presently being displaced by Ellis Act evictions and facing, even by San Francisco standards, an unusually extreme housing shortage and crisis. While a longer term solution to the negative impacts of the Ellis Act is important, today's victims need help now. The intention of the new Displaced Tenant preference is to provide greater, and faster, access to the City's existing affordable housing programs for those tenants affected directly by an Ellis Act eviction. Certain limitations apply to this preference, see the ordinance for full details.

The Way It Was: Article 4 of the Planning Code defines and outlines development impact fees and fee programs, including the Jobs-Housing Linkage Program (Section 413) and Housing Requirements for Development Projects (Section 415). As in the Administrative Code, preference in occupying units or in receiving assistance was given to Residential Certificate of Preference (COP) holders who met all of the qualifications for the unit, or for the assistance; in the case of HOPE SF funded projects, first preference was given to occupants of existing housing, and second preference to COP holders.

Section 413.10. (Citywide Affordable Housing Fund), Section 415.5 (Affordable Housing Fee), Section 415.6 (On-Site Affordable Housing), and Section 415.7 (Off-Site Affordable Housing). Each of these funds, fees, and programs required that preference in occupying units or in receiving assistance be given to COP holders.

The Way It Is Now:

Section 413.10 (Citywide Affordable Housing Fund), Section 415.5 (Affordable Housing Fee), Section 415.6 (On-Site Affordable Housing), and Section 415.7 (Off-Site Affordable Housing).

Affordable Housing). Each of these sections was revised to add a second preference, after the existing preference of COP holders, to Displaced Tenants (as newly defined in the Administrative Code) in occupying units or in receiving assistance from any of the funds, fees, or alternatives associated with affordable housing.

Link to signed legislation:

130968	0277-13	01/17/2014	Planning Code - Ellis Act Displaced Emergency Assistance Ordinance
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