Inclusionary Affordable Housing Program and Dwelling Unit Mix Requirements

Planning Code Sections 207.7 and 415

San Francisco Planning

Overview

I. Prior Commission Review

II. Previous Version and Proposed Modification

III. Issues and Considerations

IV. Staff Recommendation

Prior Commission Review

- February 23, 2017 - Controller Study

- March 16, 2017 – Informational on Amendments to Inclusionary Program – two ordinances

- April 27, 2017 – CPC voted on amendments to Inclusionary Program

- June 15, 2017 - material modifications to the "consensus ordinance"

- June 19, 2017 – BOS Land Use & Transportation
  - **Duplicated file for material modification to 207.7**

Previous Version

- Ordinance would establish Section 207.7 – Dwelling Unit Mix
  - Applies to projects with 10 or more units in Districts that do not currently have DU Mix requirements
  - Must provide a minimum of 25% units as two-bedroom units, including 10% units as three-bedroom units.

Proposed Modification

- Establishes Section 207.7 – Dwelling Unit Mix

  - Still applies to projects proposing 10 or more units in Districts where there is currently no DU Mix requirement

- Amended to also establish a <u>maximum</u> limit on studio units at 30% of the proposed units in a residential project, <u>in addition to</u> the required minimum 25% large unit requirement

Issues and Considerations

- May be at odds with goal of producing Family-Sized Units

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- Implementation Considerations
  - Studio Definition
  - Pipeline Impact

Staff Recommendations

- Recommend *approval with modifications:*

    – Remove maximum limit on studio units

    – **However,** if BOS pursues a cap on studio units, it should be no lower than 50% of the total project units.

Thank you

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