



COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

AFFIDAVIT PACKET

Updated Date: December 19, 2024

All projects that include 10 or more residential units are subject to the Inclusionary Affordable Housing Program contained in Planning Code Sections 415, 419, and 428. Every project subject to these requirements shall pay the Affordable Housing Fee. A project may be eligible for an alternative to the Affordable Housing Fee. All projects must provide necessary documentation to the Planning Department and Mayor's Office of Housing and Community Development that can demonstrate that they are eligible for an alternative to the Affordable Housing Fee.

A complete Affidavit for Compliance must be submitted with the [Project Application \(PRJ\)](#) for any project with 10 or more residential units, on-site affordable units in projects using the State Density Bonus (CA Govt. Section 65915), student housing or 100% affordable housing. A Project Application (PRJ) will be determined to be incomplete if a complete Affidavit for Compliance is not included in the submittal. Please note that for projects that require a Planning Commission approval, this affidavit must be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The inclusionary requirement for a project is determined by up to four factors: 1) the tenure of the project, 2) the date that the Project Application (PRJ) was deemed complete by the Department ("PRJ accepted date"), 3) the zoning district, and 4) the project size. There are different inclusionary requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement.

This Affidavit sets forth the temporary inclusionary rate reductions for pipeline projects¹ and interim rate projects², and is effective from November 1, 2023, to November 1, 2026. These rates will remain in the Affidavit until May 1, 2029, for reference only. Board File 230769 also included the inclusionary rates that will become effective on November 1, 2026, unless they are modified by the Board of Supervisors before that time, which are published on the Planning Department website for reference. The inclusionary rates that were in effect prior to November 1, 2023, are also available for reference on the Planning Department website. Projects that were approved pursuant to a Development Agreement or similar binding agreement with the City are ineligible for temporary inclusionary reductions.

The Affidavit is further organized by zoning district and project size. The sections of this Affidavit include the citywide rates (Chart A) as well as unique rates for the Urban Mixed Use (UMU) District (Chart B), projects in the Mission Area Plan, SoMa NCT, or North of Market Residential Special Use District (SUD) (Chart C), and projects in the Divisadero NCT (Chart D). If there are conflicting affordability requirements, the higher requirement shall apply. Instances where unique area-specific requirements exceed the citywide rates are indicated in *italics*.

¹ Pipeline Projects are defined in Section 415A.2 as a project that is subject to the Inclusionary Affordable Housing Program, was finally approved prior to November 1, 2023, and has not been issued a First Construction Document prior to November 1, 2023. "Finally Approved" or "Final Approval" shall mean (1) approval of a project's first Development Application, unless such approval is appealed; or (2) if a project only requires a building permit, issuance of the first site or building permit, unless such permit is appealed; or (3) if the first Development Application or first site or building permit is appealed, then the final decision upholding the Development Application, or first site or building permit, on the appeal by the relevant City Board or Commission. "Finally Approved" or "Final Approval" shall not include any modification of the approval under Section 415A.5.

² Interim Rate projects are those that receive final approval between November 1, 2023 and November 1, 2026.

Projects that use the HOME-SF program are subject to inclusionary rates and affordability levels as set forth in Planning Code Section 206.3, except that HOME-SF projects that also meet the definition of a Pipeline Project are eligible for reductions in the applicable inclusionary rates as further described in Chart E of Section 1. More information can be found in the HOME-SF Supplemental Application. Projects that include on-site units to qualify for a density bonus under CA Govt. Code Section 65915 (the State Density Bonus Law) may also be able to satisfy all or part of the Affordable Housing Fee requirement, by receiving a credit for any on-site affordable units provided. This credit is calculated in accordance with Planning Code Section 415.5(g)(1)(D), referred to as the Combination Alternative. The Combination Alternative allows projects to satisfy the Inclusionary Housing requirement through a combination of payment of the fee and provision of on-site units. More information is available in [Planning Director Bulletin 6](#) and the [Individually Requested State Density Bonus Program Supplemental Application](#).

Local inclusionary requirements apply to projects of 10 or more units seeking ministerial approval under SB 423. Projects seeking ministerial approval under AB 2011 must comply with the higher of the local inclusionary program requirements or the on-site requirements set forth in State Law. Please see [Planning Director Bulletin 9](#) for more information about the on-site affordable housing requirements for mixed-income projects, and [Planning Director Bulletin 5](#) for more information about the affordable housing requirements for 100% affordable housing projects seeking ministerial approval.

TEMPORARY INCLUSIONARY RATES – EFFECTIVE NOVEMBER 1, 2023 – NOVEMBER 1, 2026

Pipeline Projects are those that have been finally approved, but did not obtain a construction document prior to November 1, 2023. Pipeline Projects seeking temporary inclusionary rate reductions must obtain a construction document no later than May 1, 2029. Interim Rate Projects are those that are finally approved between November 1, 2023, and November 1, 2026. Interim Rate Projects seeking temporary inclusionary rate reductions must obtain a construction document no later than 30 months from final approval. The temporary reductions do not apply to the Land Dedication option, and the applicable Land Dedication rates are available on the Planning Department website in the affidavit that was in effect prior to November 1, 2023.

CHART A: Temporary inclusionary rates for Pipeline Projects and Interim Rate Projects – Citywide

	Pipeline Projects	Interim Rate Projects
On-site		
10–24-unit (small) projects	12%	15%
Low (55% AMI rental, 80% AMI ownership)	12%	15%
Moderate (80% AMI rental, 105% AMI ownership)	0%	0%
Middle (110% AMI rental, 130% AMI ownership)	0%	0%
25+ unit (large) projects	12%	15%
Low (55% AMI rental, 80% AMI ownership)	8%	10%
Moderate (80% AMI rental, 105% AMI ownership)	2%	2.5%
Middle (110% AMI rental, 130% AMI ownership)	2%	2.5%
Off-site		
10–24-unit (small) projects	16.4%	20%
Low (55% AMI rental, 80% AMI ownership)	16.4%	20%
Moderate (80% AMI rental, 105% AMI ownership)	0%	0%
Middle (110% AMI rental, 130% AMI ownership)	0%	0%
25+ unit (large) projects	16.4%	20.5%
Low (55% AMI rental, 80% AMI ownership)	9.4%	11.5%
Moderate (80% AMI rental, 105% AMI ownership)	4%	5%
Middle (110% AMI rental, 130% AMI ownership)	3%	4%
Fee		
10–24-unit (small) projects	16.4%	20%
25+ unit (large) projects	16.4%	20.5%

CHART B: Temporary inclusionary rates for Pipeline Projects and Interim Rate Projects – Projects in the UMU Districts and certain projects within the SOMA Youth and Family SUD and Western SOMA SUD

	Pipeline Projects	Interim Rate Projects
On-site		
10–24-unit (small) projects - Tier A	12%	15%
Low (55% AMI rental, 80% AMI ownership)	12%	15%
Moderate (80% AMI rental, 105% AMI ownership)	0%	0%
Middle (110% AMI rental, 130% AMI ownership)	0%	0%
10–24-unit (small) projects - Tier B	12%	16%
Low (55% AMI rental, 80% AMI ownership)	12%	16%
Moderate (80% AMI rental, 105% AMI ownership)	0%	0%
Middle (110% AMI rental, 130% AMI ownership)	0%	0%
10–24-unit (small) projects - Tier C	12%	17.6%
Low (55% AMI rental, 80% AMI ownership)	12%	17.6%
Moderate (80% AMI rental, 105% AMI ownership)	0%	0%
Middle (110% AMI rental, 130% AMI ownership)	0%	0%
25+ unit (large) projects - All Tiers	12%	15%
Low (55% AMI rental, 80% AMI ownership)	8%	10%
Moderate (80% AMI rental, 105% AMI ownership)	2%	2.5%
Middle (110% AMI rental, 130% AMI ownership)	2%	2.5%
Off-site		
10–24-unit (small) projects - Tier A	16.4%	23%
Low (55% AMI rental, 80% AMI ownership)	16.4%	23%
Moderate (80% AMI rental, 105% AMI ownership)	0%	0%
Middle (110% AMI rental, 130% AMI ownership)	0%	0%
10–24-unit (small) projects - Tier B	16.4%	25%
Low (55% AMI rental, 80% AMI ownership)	16.4%	25%
Moderate (80% AMI rental, 105% AMI ownership)	0%	0%
Middle (110% AMI rental, 130% AMI ownership)	0%	0%
10–24-unit (small) projects - Tier C	16.4%	27%
Low (55% AMI rental, 80% AMI ownership)	16.4%	27%
Moderate (80% AMI rental, 105% AMI ownership)	0%	0%
Middle (110% AMI rental, 130% AMI ownership)	0%	0%

CHART B: Temporary inclusionary rates for Pipeline Projects and Interim Rate Projects – Projects in the UMU Districts and certain projects within the SOMA Youth and Family SUD and Western SOMA SUD

	Pipeline Projects	Interim Rate Projects
25+ unit (large) projects - All Tiers	16.4%	20.5%
Low (55% AMI rental, 80% AMI ownership)	9.4%	11.5%
Moderate (80% AMI rental, 105% AMI ownership)	4%	5%
Middle (110% AMI rental, 130% AMI ownership)	3%	4%

Fee

10–24-unit (small) projects

Tier A	16.4%	23%
Tier B	16.4%	25%
Tier C	16.4%	27%
25+ unit (large) projects - All Tiers	16.4%	20.5%

CHART C: Temporary inclusionary rates for Pipeline Projects and Interim Rate Projects – Projects in the North of Market Residential SUD, the Mission Area Plan, or the SOMA NCT District.

	Pipeline Projects	Interim Rate Projects
On-site		
10–24-unit (small) projects	12%	15%
Low (55% AMI rental, 80% AMI ownership)	12%	15%
Moderate (80% AMI rental, 105% AMI ownership)	0%	0%
Middle (110% AMI rental, 130% AMI ownership)	0%	0%
25+ unit (large) projects	13.6%	17%
Low (55% AMI rental, 80% AMI ownership)	8.2%	10.2%
Moderate (80% AMI rental, 105% AMI ownership)	2.7%	3.4%
Middle (110% AMI rental, 130% AMI ownership)	2.7%	3.4%
Off-site		
10–24-unit (small) projects	16.4%	20%
Low (55% AMI rental, 80% AMI ownership)	16.4%	20%
Moderate (80% AMI rental, 105% AMI ownership)	0%	0%
Middle (110% AMI rental, 130% AMI ownership)	0%	0%
25+ unit (large) projects	16.4%	20.5%
Low (55% AMI rental, 80% AMI ownership)	9.4%	11.5%
Moderate (80% AMI rental, 105% AMI ownership)	4%	5%
Middle (110% AMI rental, 130% AMI ownership)	3%	4%
Fee		
10–24-unit (small) projects	16.4%	20%
25+ unit (large) projects	16.4%	20.5%

CHART D: Temporary inclusionary rates for Pipeline Projects and Interim Rate Projects –Projects within the Divisadero NCT

Housing Projects with 10-24 units are subject to the same regulations as projects with 25 units or more. The previous density for the Divisadero NCT was 1 unit for every 800 square feet of lot area. Consult with the Current Planner to determine if the project is subject to this requirement.

COMPLETE DEVELOPMENT APPLICATION SUBMITTED BEFORE 10/1/18, MORE THAN 50% UPZONING

	Pipeline Projects	Interim Rate Projects
On-site		
10–24-unit (small) projects - Rental	12%	20%
Low (55% AMI rental)	8%	12%
Moderate (80% AMI rental)	2%	4%
Middle (110% AMI rental)	2%	4%
10–24-unit (small) projects - Ownership	12.5%	23%
Low (80% AMI ownership)	5.5%	12%
Moderate (105% AMI ownership)	4.4%	5.5%
Middle (130% AMI ownership)	2.7%	5.5%
25+ unit (large) projects - Both Tenures	12%	15%
Low (55% AMI rental, 80% AMI ownership)	8%	10%
Moderate (80% AMI rental, 105% AMI ownership)	2%	2.5%
Middle (110% AMI rental, 130% AMI ownership)	2%	2.5%
Off-site		
10–24-unit (small) projects - Rental	16.4%	30%
Low (55% AMI rental, 80% AMI ownership)	9.4%	18%
Moderate (80% AMI rental, 105% AMI ownership)	4%	6%
Middle (110% AMI rental, 130% AMI ownership)	3%	6%
10–24-unit (small) projects - Ownership	16.4%	33%
Low (80% AMI ownership)	9.4%	18%
Moderate (105% AMI ownership)	4%	8%
Middle (130% AMI ownership)	3%	7%
25+ unit (large) projects - Both Tenures	16.4%	20.5%
Low (55% AMI rental, 80% AMI ownership)	9.4%	11.5%
Moderate (80% AMI rental, 105% AMI ownership)	4%	5%
Middle (110% AMI rental, 130% AMI ownership)	3%	4%
Fee		
Small Projects - Rental	16.4%	30%
Small Projects - Ownership	16.4%	33%
Large Projects - Both Tenures	16.4%	20.5%

COMPLETE DEVELOPMENT APPLICATION SUBMITTED ON OR AFTER 10/1/18, MORE THAN 50% UPZONING

	Pipeline Projects	Interim Rate Projects
On-site - Both Tenures		
10–24-unit (small) projects	12.5%	23%
Low (55% AMI rental, 80% AMI ownership)	5.5%	10%
Moderate (80% AMI rental, 105% AMI ownership)	4.4%	8%
Middle (110% AMI rental, 130% AMI ownership)	2.7%	5%
25+ unit (large) projects	12.5%	15.6%
Low (55% AMI rental, 80% AMI ownership)	5.5%	6.8%
Moderate (80% AMI rental, 105% AMI ownership)	4.4%	5.4%
Middle (110% AMI rental, 130% AMI ownership)	2.7%	3.4%
Off-site		
10–24-unit (small) projects - Rental	16.4%	30%
Low (55% AMI rental)	9.4%	18%
Moderate (80% AMI rental)	4%	6%
Middle (110% AMI rental)	3%	6%
10–24-unit (small) projects - Ownership	16.4%	33%
Low (80% AMI ownership)	9.4%	18%
Moderate (105% AMI ownership)	4%	8%
Middle (130% AMI ownership)	3%	7%
25+ unit (large) projects - Both Tenures	16.4%	20.5%
Low (55% AMI rental, 80% AMI ownership)	9.4%	11.5%
Moderate (80% AMI rental, 105% AMI ownership)	4%	5%
Middle (110% AMI rental, 130% AMI ownership)	3%	4%
Fee		
Small Projects - Rental	16.4%	30%
Small Projects - Ownership	16.4%	33%
Large Projects - Both Tenures	16.4%	20.5%

CHART E: Temporary reductions for HOME-SF projects finally approved before November 1, 2023

HOME-SF Projects which were Finally Approved prior to November 1, 2023, are eligible for a 54.5% reduction in the approved on-site affordable housing rate (Pipeline Project Rate). HOME-SF Projects are required to provide on-site affordable units.

	Pipeline Projects	Interim Rate Projects
Tier 1 (10-24 Units)	12%	20%
Low (55% AMI rental, 80% AMI ownership)	6%	10%
Moderate (80% AMI rental, 105% AMI ownership)	3%	5%
Middle (110% AMI rental, 130% AMI ownership)	3%	5%
Tier 1 (25+ Units)	12.5%	23%
Low (55% AMI rental, 80% AMI ownership)	5.5%	10%
Moderate (80% AMI rental, 105% AMI ownership)	4.4%	8%
Middle (110% AMI rental, 130% AMI ownership)	2.6%	5%
Tier 2 (All Projects)	13.6%	25%
Low (55% AMI rental, 80% AMI ownership)	5.5%	10%
Moderate (80% AMI rental, 105% AMI ownership)	4.4%	8%
Middle (110% AMI rental, 130% AMI ownership)	3.7%	7%
Tier 3 (All Projects)	16.4%	30%
Low (55% AMI rental, 80% AMI ownership)	5.5%	10%
Moderate (80% AMI rental, 105% AMI ownership)	5.5%	10%
Middle (110% AMI rental, 130% AMI ownership)	5.4%	10%

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



**San Francisco
Planning**

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
www.sfplanning.org

Date

I, _____,
do hereby declare as follows:

A The subject property is located at (address and block/lot):

Address

Block / Lot

The subject property is located within the following Zoning District:

Zoning District

Height and Bulk District

Special Use District, if applicable

Is the subject property located in the SOMA NCT, North of Market Residential SUD, or Mission Area Plan?

☐ Yes ☐ No

Is the subject property located in the Divisadero NCT?

☐ Yes ☐ No

Is this project in an UMU Zoning District within the Eastern Neighborhoods Plan Area?

☐ Yes _____ ☐ No
(If yes, please indicate Affordable Housing Tier)

B The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

The Planning Case Number and/or Building Permit Number is:

Planning Case Number

Building Permit Number

This project requires the following approval:

- ☐ Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization) including changes to conditions of approval
- ☐ Zoning Administrator approval (e.g. Variance)
- ☐ This project is principally permitted, or
- ☐ Ministerial approval (e.g. SB 423, AB 2011)

Is this a Pipeline Project seeking a modification of conditions of approval per Section 415A.

☐ Yes ☐ No

The Current Planner assigned to my project within the Planning Department is:

Planner Name

A complete Project Application (PRJ) was accepted on:

Date

The project contains _____ total residential units and/or group housing rooms.

C This project is 100% Affordable.

☐ Yes ☐ No

If yes, please provide a brief description of the affordability levels (AMIs) provided in the project.

The Project Sponsor acknowledges that the declaration of a 100% affordable project on this affidavit does not exempt the project from Inclusionary Affordable Housing Program. Prior to the issuance of the Site Permit or Building Permit, the Project Sponsor must demonstrate that rents are controlled or regulated by any government unit, agency or authority, except those unsubsidized and/or unassisted units which are insured by the United States Department of Housing and Urban Development. A Project Sponsor may demonstrate compliance with this criterion by executing and recording a regulatory agreement or obtaining letter from MOHCD confirming compliance. If the Project Sponsor cannot meet this criterion, then the Sponsor shall comply with the applicable Inclusionary Affordable Housing Program requirements, including the Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Section 415 of the Planning Code, the Project Sponsor shall execute a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD.

D Is this project exempt from the Inclusionary Affordable Housing Program because it is 100% Student Housing?

☐ Yes ☐ No

(If yes, proceed to page 16)

E Please indicate if the Project is seeking a density bonus under any of the following state or local programs. If a project is receiving any of the following density bonuses, the Project Sponsor must enter into a regulatory agreement with the City prior to issuance of a Site or Building Permit for the project.

Is this project a HOME-SF Project per Section 206.4?

☐ Yes _____ ☐ No

(If yes, please indicate HOME-SF Tier)

Is this project using the State Density Bonus Law (CA Govt. Code Section 65915)?

☐ Yes ☐ No

Is this project receiving a density bonus under Planning Code Section 207(c)(1)?

☐ Yes ☐ No

F Please indicate the tenure of the project.

- ☐ **Ownership.** The housing project consists solely of units that are condominiums, stock cooperatives, community apartments, or detached single-family homes. If Affordable Units are provided on-site or off-site, all Affordable Units will be sold as Owned Units. The applicable fee rate is the ownership fee rate.
- ☐ **Rental.** The housing project shall mean a housing project consisting solely of units owned by a single entity and rented to individual tenants. If Affordable Units are provided on-site or off-site, all Affordable Units will be Rental Units. The applicable fee rate is the rental fee rate.

G This project will comply with the Inclusionary Affordable Housing Program by:

- ☐ Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)
- ☐ On-site Affordable Housing Alternative (Planning Code Sections 415.6)
- ☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)
- ☐ Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)
- ☐ Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

On-site, off-site or fee rate as a percentage

If the method of compliance is the payment of the Affordable Housing Fee pursuant to Planning Code Section 415.5, please indicate the total residential gross floor area in the project.

Residential Gross Floor Area

H Is the applicable inclusionary rate the interim rate as set forth in Planning Code Section 415B?

☐ Yes ☐ No

I The Project Sponsor acknowledges that any change in the elected alternative which results in the reduction of the number of on-site affordable units or off-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

J The Project Sponsor acknowledges that failure to sell or rent the affordable units or to eliminate the on-site or off-site affordable units at any time will require the Project Sponsor to:

- (1) Inform the Planning Department and the Mayor's Office of Housing and Community Development and, if applicable, fill out a new affidavit;
- (2) Record a new Notice of Special Restrictions; and
- (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

K Project Sponsor acknowledges that in the event that a Rental Housing Project becomes an Ownership Housing Project, the Project Sponsor shall notify the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the then-current requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units. The Project Sponsor acknowledges that any change in the elected tenure shall require public notice for a hearing and approval by the Planning Commission. Changes in tenure for State Density Bonus projects may require additional on-site affordable units be provided to maintain the density bonus that was previously received.

Prior to issuance of the site permit, the project sponsor shall submit an estimated construction timeline to the Department.

L For projects with PRJ's accepted on or after January 12, 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.

- M** Pipeline Projects seeking temporary inclusionary rate reductions under Section 415A must obtain first construction document no later than May 1, 2029. Interim Rate Projects seeking temporary rate reductions under Section 415B must obtain first construction document within 30 months of final approval. In the event that the first construction document is issued outside of these timelines, the project will be subject to the inclusionary rate in effect at the time the first construction document is issued.
- N** If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.
- O** If a Project Sponsor elects the on-site alternative, the location of the affordable units in the project shall be reviewed and approved by the Planning Department during review of the architectural addendum. If the project does not require an architectural addendum, the location of the affordable units will be determined after the issuance of the Planning Approval Letter, and prior to the issuance of the Building Permit. The location of the affordable units must comply with the standards set forth in Zoning Administrator Bulletin 10.
- P** The Sponsor shall record a Notice of Special Restrictions (NSR) identifying the location of the affordable units in the project. This NSR shall be recorded no later than the architectural addendum and at least 12 months prior to the first certificate of occupancy. The Project Sponsor shall submit a request for pricing determination to MOHCD at least 8 months prior to first certificate of occupancy.
- Q** If a Project Sponsor elects the on-site alternative, the Project Sponsor acknowledges that the Affordable Units will remain affordable for the life of the project.

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
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If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.34. State Density Bonus Projects must select the Combination Affordable Housing Alternative. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

☐ **On-site Affordable Housing Alternative** (Planning Code Section 415.6, 419.3, or 206.34): % of the unit total.

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
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LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
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MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
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MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
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☐ **Off-site Affordable Housing Alternative** (Planning Code Section 415.7 or 419.3): % of the unit total.

Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
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Area of Dwellings in Principal Project (in sq. feet):	Off-Site Project Address:				
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):	Motion No. for Off-Site Project (if applicable):			Number of Market-Rate Units in the Off-site Project:	

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
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AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
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AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
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UNIT MIX TABLES: CONTINUED

- ☐ **Combination** of payment of a **fee**, **on-site affordable units**, or **off-site affordable units** with the following distribution:
STATE DENSITY BONUS PROJECTS MUST COMPLETE THIS SECTION

Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent or for sale.

1. On-Site % of affordable housing requirement.

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

Income Levels for On-Site or Off-Site Units in Combination Projects:

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? ☐ Yes ☐ No

If yes, please indicate the bonus percentage, up to 50% _____, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) _____

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Name (Print), Title:

Executed on this day in:

Location:

*Date:***Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)**

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Name (Print), Title: