



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:
Applying Inclusionary Housing Requirements to Group Housing
&
Affordable Units In C-3 Districts Subject to Section 124(f)

Amended Sections: Sections 124, 140, 207, 307, 401
Case Number: 2015.005457PCA
Board File/Enactment #: 150348/0155-15
Initiated by: Supervisors Avalos, Kim, Mar
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The proposed Ordinance amends the Planning Code to clarify that the Inclusionary Housing requirements in Section 415 apply to Group Housing project, and modifies an affordable housing program under Planning Code Section 124, which only applies to C-3 Districts.

The Way It Was:

Group Housing

1. Because of conflicting language in the Planning Code, the Inclusionary Housing Requirements in Planning Code Section 415 were not applied to Group Housing projects.
2. Exposure requirements in the Planning Code did not apply to Group Housing.
3. All Group Housing rooms counted toward the density calculation.

Affordable Units in C3 Districts Subject to Section 124(F)

4. Planning Code Section 124(f) allowed projects in C-3 zoning districts to exempt dwelling units from the building FAR calculations if those units were affordable to 150% AMI for 20 years.

The Way It Is Now:

Group Housing

1. The conflicting language in the Planning Code is corrected, and Inclusionary Housing requirements in Planning Code Section 415 apply to Group Housing projects that have not received a First Construction Permit before May 20, 2015.

2. Exposure requirements apply to group housing and can be satisfied with either all bedrooms meeting the exposure requirements or an interior common area meeting these requirements. A zoning Administrator partial waiver can also be obtained from exposure requirements to allow the windows to face an open area that is 15 feet in every horizontal direction, and does not expand on subsequent floors.
3. On-site inclusionary group housing rooms are exempt from density calculations.

Affordable Units in C3 Districts Subject to Section 124(F)

4. Planning Code Section 124(f) still allows projects in C-3 zoning districts to exempt dwelling units from the building FAR calculations if those units are affordable. These units are now required to be:
 - affordable to households of 90% of AMI if rental and affordable to 120% AMI if ownership units.
 - affordable for their lifetime.
 - two or three bedrooms (except if the units are also satisfying the Inclusionary Program per Section 415).
 - subject to the Inclusionary Program's pricing methodology, procedures, but not the unit mix requirements.
 - subject to a Costa Hawkins Exception Agreement if the designated units are rental.
 - not exempt from Planning Code Infrastructure Impact fees.

Link to Signed Legislation:

<http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances15/o0155-15.pdf>