



# SAN FRANCISCO PLANNING DEPARTMENT

---

## New Planning Code Summary:

### Elimination of Rental Incentive from the Eastern Neighborhoods UMU Districts

**Amended Sections:** 419.5  
**Case Number:** 2015-006717PCA  
**Board File/Enactment #:** 150496/182-15  
**Initiated by:** Supervisors Kim  
**Effective Date:** November 16, 2015

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

---

The proposed Ordinance amended the Planning Code by eliminating the Rental Incentive from the Eastern Neighborhood Urban Mixed Use Districts that permits project sponsors to lower their Inclusionary Affordable Housing requirements and applicable Eastern Neighborhood Public Benefit Fee by agreeing to maintain the units in their market rate development as rental units for 30 years

#### The Way It Was:

1. In Eastern Neighborhood UMU Districts, projects where the applicant has agreed to limit the units to rental for at least 30 were allowed a reduction in their inclusionary housing requirements as follows:
  - a) If the project sponsor chose to meet their inclusionary housing requirements through on-site construction, off-site construction, or an in-lieu fee, then the project was entitled to a 3% reduction in the Inclusionary Affordable Housing requirements.
  - b) If the project sponsor chose to meet their inclusionary housing requirements through the land dedication option for projects less than 30,000 square feet, then the project was entitled to a 5% reduction in the amount of land required to be dedicated. (No rental incentive was provided for projects over 30,000 square feet that chose the land dedication alternative)
2. In Eastern Neighborhood UMU Districts, projects where the applicant agreed to limit the units to rental for at least 30 also receive a fee waiver from the Eastern Neighborhood Public Benefit Fee in the amount of \$1.00 per gross square foot.

**The Way It Is Now:**

1. Projects in the Eastern Neighborhoods UMU no longer receive a reduction in the amount of inclusionary housing requirement for dedicating their units as rental for at least 30 years.
2. Projects in the Eastern Neighborhoods UMU no longer receive a \$1.00 per square foot reduction in Eastern Neighborhood Public Benefit Fee for dedicating their units as rental for at least 30 years.

**Link to Signed Legislation:**

<https://sfgov.legistar.com/View.ashx?M=F&ID=4094982&GUID=28FBA25D-CD33-417A-A5DC-F92778195400>