

# INCLUSIONARY AFFORDABLE HOUSING PROGRAM UPDATES

## OVERVIEW



San Francisco  
**Planning**

Planning  
Commission  
October 14, 2021

# OUTLINE

## 1. Primary Topics for Discussion

Tenure

Post-Approval Changes

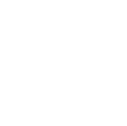
Timing and Monitoring Requirements for Marketing

## 2. Clean Up

## 3. Basis For Recommendation



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# Post-Approval Changes

## ISSUES

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There is no consistent process to change tenure after approval

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Issues related to tenure have caused delays in delivering on-site affordable housing

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## PROPOSED ORDINANCE

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Requires Commission approval to modify conditions of approval

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Provides objective criteria for Commission to consider when reviewing changes to affordable housing

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# Timing and Monitoring Requirements for Marketing

## ISSUES

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The Planning Code does not provide clear guidance for sponsors about the timing of the marketing requirement or BMR NSR.

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## PROPOSED ORDINANCE

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Establishes two deadlines:

- first for BMR NSR 12 mos. prior to TCO and
  - second for their request for pricing determination to MOHCD 8 mos. prior to TCO
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Requires project sponsor to submit construction schedule

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# What Else? Other Proposed Amendments



## REGULATORY AGREEMENTS

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- Requires regulatory agreements for Projects that seek a density bonus under Section 207(c)
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## REFERENCES

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- Replaces “effective date of Board File 161351” with “February 26, 2018”
  - Replaces reference to TCAC with required minimum unit sizes
  - “MOH” or “Mayor’s Office of Housing” is corrected to be “MOHCD” or “Mayor’s Office of Housing and Community Development”
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## CLEAN-UP

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- Defines “Rental Housing Project” and “Ownership Housing Project” and carries through the Planning Code
  - Capitalizes defined terms
  - **Corrects references to rental and ownership affordable housing units**
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# Basis for Approval Recommendation

- Reduce delays in delivery of affordable housing
- Improve implementation of state and local housing programs that incentivize on-site affordable housing
- Provide consistent process for post-approval changes to Inclusionary election
- Provide objective criteria for CPC
- Improve pipeline monitoring







**THANK YOU**



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