

Supervisors Walton, Peskin, Fewer, Haney	Mayor Breed	Notes
<p><u>(1) “100% Affordable Housing.” Residential Units that are deed-restricted for 55 years or the Life of the Project, whichever is longer and consistent with any applicable tax credit regulatory requirements, to be affordable to Very-Low, Low, or Moderate income households with an income up to 120% of the unadjusted area median family income (AMI) for the HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco, as published annually by MOHCD.</u></p>	<p><u>(1) “100% Affordable Housing.” Residential Units that are deed-restricted for the Life of the Project or 55 years, whichever is longer and consistent with any applicable tax credit regulatory requirements, to be affordable to households with an income up to 140% of the unadjusted area median family income (AMI) for the HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco, as published annually by MOHCD.</u></p>	<p>Mayor version redefines affordable housing as 140% AMI, different from every other definition of affordable housing in the local or state codes.</p>
<p><u>(2) “100% Affordable Housing Project.” A project for the development of Residential Units all of which are 100% Affordable Housing, up to a maximum overall average of 80% AMI across all Residential Units in the project. A 100% Affordable Housing Project may also include principally permitted non-residential uses on the ground floor, and non-residential uses that are accessory to and supportive of the affordable housing. Notwithstanding the foregoing, the maximum affordable rent or sales price for a Residential Unit in a 100% Affordable Housing Project may be no higher than 20% below median market rents or sales prices for that unit size in the neighborhood in which the project is located, which neighborhood shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall determine the allowable rents and sales prices, and the eligible households for such units accordingly.</u></p>	<p><u>(2) “100% Affordable Housing Project.” A residential where all residential uses are restricted as 100% Affordable Housing. In the alternative, a 100% Affordable Housing Project also is a mixed-use development consisting of residential and non-residential uses where the ground floor contains non-residential uses, and where all residential use is restricted as 100% Affordable Housing. Notwithstanding the foregoing, the maximum affordable rent or sales price for a Residential Unit in a 100% Affordable Housing Project may be no higher than 20% below median market rents or sales prices for that unit size in the neighborhood in which the 100% Affordable Housing Project is located, which neighborhood shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall determine the allowable rents and sales prices, and the eligible households for such units accordingly.</u></p>	<p>Supervisor version emphasizes range of incomes served, by setting a maximum average AMI for all units, so some serve lower income and some serve middle income.</p>
<p><u>(3) “Educator Housing Project.” A project for the development of deed-restricted Residential Units all of which are restricted for the Life of the Project or 55 years, whichever is longer and consistent with any applicable tax credit regulatory requirements, to occupancy by at least one employee of the San Francisco Unified School District (“SFUSD”) or San Francisco Community College District (“SFCCD”), as verified by the Planning Department or MOHCD. At least four-fifths of the units in an Educator Housing Project must be deed restricted for the Life of the Project or 55 years, whichever is longer and consistent with any applicable tax credit regulatory requirements to be affordable to households with an income from 30% to 140% of the unadjusted area median family income (AMI), with an overall average of 100% AMI across all such units. Up to one-fifth of the units may be deed restricted up to a maximum 160% AMI for the HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco, as published annually by MOHCD. An Educator Housing Project is also allowed to be a mixed-use development project with a maximum 20% of the gross building square footage designated for non-residential neighborhood-serving uses.</u></p> <p><u>(A) No units in an Educator Housing Project shall be smaller than the minimum unit sizes set forth by the California Tax Credit Allocation Committee as of May 16, 2017, or smaller than 300 square feet for a studio.</u></p> <p><u>(B) Any units in an Educator Housing Project with a rental rate set at 120% of Area Median Income or above shall have a minimum occupancy of two persons.</u></p> <p><u>(C) Notwithstanding any other provision of this Code, an Educator Housing Project shall include a minimum of 30% of the total units as 2-bedroom units and a minimum of 20% of the total units as 3-bedroom units or larger.</u></p>	<p><u>(3) “Affordable Teacher Housing Project.” A project for the development of residential units where no less than two-thirds of the units are deed-restricted for the Life of the Project or 55 years, whichever is longer and consistent with any applicable tax credit regulatory requirements, to occupancy by at least one employee of the San Francisco Unified School District or San Francisco Community College District, and where the ground floor may contain non-residential uses. The residential units which are deed-restricted to occupancy by at least one employee of the Unified School District or the Community College District shall be deed restricted for the Life of the Project or 55 years, whichever is longer and consistent with any applicable tax credit regulatory requirements, to be affordable up to 140% of the unadjusted area median family income (AMI) for the HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco, as published annually by MOHCD. Notwithstanding the foregoing, the maximum affordable rent or sales price for a Residential Unit in a 100% Affordable Housing Project may be no higher than 20% below median market rents or sales prices for that unit size in the neighborhood in which the Teacher Affordable Housing Project is located, which neighborhood shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall determine the allowable rents and sales prices, and the eligible households for such units accordingly.</u></p>	<p>Mayor versions allows 1/3 of school sites to be given over to market-rate housing with no income limitations. This is the big substantial difference between the two proposals.</p> <p>Supervisor version defines teacher housing as all teacher housing, with a range of incomes meant to serve the range of SFUSD teachers from paraprofessionals, public TK and preschool teachers, all the way to tenured and veteran teachers.</p> <p>Supervisor version also allows up to 20% of units for school district employee households who make up to 160% AMI</p>

Supervisors Walton, Peskin, Fewer, Haney	Mayor Breed	Notes
<p><u>(c) Applicability.</u> A 100% Affordable Housing Project or Educator Housing Project under this Section 206.9 shall be a Housing Project that:</p> <p><u>(1) is located in any zoning district that allows Residential Uses;</u> <u>(2) is located on a lot or lots equal to or greater than 10,000 square feet;</u> <u>(3) is not located on land under the jurisdiction of the Recreation and Parks Department for the purpose of a public park;</u> <u>(4) meets the definition of a “100 Percent Affordable Housing Project” or an “Educator Housing Project” in subsection (b); and</u> <u>(5) does not demolish, remove, or convert any Residential Units, and does not include any other parcel that has any Residential Units that would be demolished, removed, or converted as part of the project.</u></p>	<p><u>(c) Applicability.</u> An Accelerating Affordable Housing and Teacher Housing Project under this Section 206.9 shall be a housing project that:</p> <p><u>(1) contains three or more Residential Units, not including any additional units permitted by this Section 206.9 through zoning modification;</u> <u>(2) is located</u> <u>(A) on one or more lots equal to or greater than 10,000 square feet in any zoning district that allows residential uses, except for RH-1 and RH-1(D) zoning districts; or;</u> <u>(B) in a P District not under the jurisdiction of the Recreation and Parks Department;</u> <u>(3) meets the definition of a “100% Affordable Housing Project” or “Affordable Teacher Housing Project” in Section 206.9</u> <u>(4) does not cause any removal or demolition of a designated landmark, or designated City landmark or contributory building in a designated historic district as provided in the Planning Code, or a Significant Building designated as Category I or II as provided in Planning Code Article 11.;</u> <u>(5) do not demolish, remove, or convert any Residential Units, and does not include any other parcel that has any Residential Units that would be demolished, removed, or converted as part of the project.</u> <u>(6) includes neighborhood-serving uses, or services or programs affiliated with the 100% Affordable Housing Project or Affordable Teacher Housing Project, for any proposed non-residential uses at the ground floor; and</u> <u>(7) does not include office uses.</u></p>	<p>Mayor version excludes single-family zoned lots over 10,000 sq. ft. from affordable housing. There are about 216 lots this would exempt per Planning Department data.</p>
<p><u>(d) Density.</u> Notwithstanding any other provisions of this Code, density of an 100% Affordable Housing Project or Educator Housing Project shall not be limited by lot area or zoning district maximums but rather by the applicable requirements and limitations set forth elsewhere in this Code, including consistency with the Affordable Housing Bonus Program Design Guidelines, referenced in Section 315.1, as determined by the Planning Department.</p> <p><u>(e) Zoning Modifications.</u> Notwithstanding any other provision of this Code, 100% Affordable Housing Projects and Educator Housing Projects may select any or all of the following Planning Code modifications:</p> <p><u>(1) Rear Yard.</u> The required rear yard per Section 134 or any applicable special use district may be reduced to no less than 15 feet. Rear yards shall be provided with an open area at the lowest story containing a Dwelling Unit, and at each succeeding level or story of the building. Projects located on corner parcels may meet the minimum rear yard requirement at the interior corner of the property provided that each horizontal dimension of the open space is a minimum of 15 feet, and that the open area is wholly or partially contiguous to the existing midblock open space, if any, formed by the rear yards of adjacent properties, and provides for access to light and air to and views from adjacent properties.</p> <p><u>(2) Open Space.</u> The required common open space per Section 135 may be reduced to no less than 36 square feet of open space per unit.</p> <p><u>(3) Inner Courts as Open Space.</u> Inner courts qualifying as useable common open space per Section 135(g)(2) may be provided by courtyards with no less than 25 feet in every horizontal dimension, with no</p>	<p><u>(d) Zoning Modifications.</u> A 100% Affordable Housing Project or Affordable Teacher Housing Project shall at project sponsor’s request, receive any or all of the following:</p> <p><u>(1) Priority Processing</u> <u>(2) Form Based Density.</u> Notwithstanding any zoning designation to the contrary, density of the 100% Affordable Housing Project or Affordable Teacher Housing Project shall not be limited by lot area or zoning district maximums but rather by the applicable requirements and limitations set forth elsewhere in this Code, including consistency with the Affordable Housing Bonus Program Design Guidelines, referenced in Section 315.1, as determined by the Planning Department..</p> <p><u>(3) Height.</u> Accelerating Affordable Housing Project or Affordable Teacher Housing Program Projects shall be granted the following additional height consistent with this subsection (d)(3). Projects located entirely or partially on a parcel or parcels designated on the San Francisco Zoning Map as open space (OS) that are not under the jurisdiction of the Recreation and Park Department shall be deemed to have a height limit of 40 feet and a bulk designation of X.</p> <p><u>(A) Projects located on a parcel or parcels with a height limit of 40 feet shall be allowed up to 10 additional feet, not including allowed exceptions per Section 260(b), above the parcel’s height district limit in order to provide one additional story of Residential Use;</u> <u>(B) Projects located on a parcel or parcels with a height limit of less than 40 feet shall be allowed up to 20 additional feet, not</u></p>	<p>Mayor version allows 1-2 story height increases on zones 40’ and under. Local Density Bonus already allows 3 story height increases, which would be applicable to Supervisor version.</p> <p>Supervisor version builds a complete set of zoning allowances that can be used with or without the density bonus, including rear yard and open space, based on lessons learned by developers in real-world projects.</p>

Supervisors Walton, Peskin, Fewer, Haney	Mayor Breed	Notes
<p><u>restriction on the heights of adjacent walls. All area within such an inner court shall qualify as common open space under Section 135.</u></p> <p><u>(4) Dwelling Unit Exposure. The dwelling unit exposure requirements of Section 140(a)(2) may be satisfied through qualifying windows facing an unobstructed open area that is no less than 15 feet in every horizontal dimension, and such open area is not required to expand in every horizontal dimension at each subsequent floor.</u></p> <p><u>(5) Required commercial space. Notwithstanding any other provision of this Code, any required ground-floor commercial space may include Arts Activities or Neighborhood-Serving Businesses, as defined in Section 102. Ground floor commercial spaces accessory to the 100% Affordable Housing or Educator Housing Project shall not be limited by use size restrictions. Ground floor Arts Activities or Neighborhood-Serving Businesses shall be considered active uses if more than 50 percent of the linear street frontage provides transparent walls and direct pedestrian access to a public sidewalk, and are consistent with the Ground Floor Residential Design Guidelines.</u></p> <p><u>(6) Ground Floor Ceiling Height. Projects with active ground floors, as defined in Section 145.1(b)(2), shall receive up to a maximum of an additional five feet above the height limit, exclusively to provide a minimum 14-foot (floor to ceiling) ground floor ceiling height.</u></p> <p><u>(7) Projects located entirely or partially on a parcel or parcels designated on the San Francisco Zoning Map as open space (OS) that are not under the jurisdiction of the Recreation and Parks Department shall be deemed to have a height limit and a bulk designation of the closest zoning district that allows Residential Uses.</u></p>	<p><u>including allowed exceptions per Section 260(b), above the parcel's height district limit in order to provide two additional stories of Residential Use</u></p> <p><u>(4) Notwithstanding any other provision of this Code, except for Residential Uses meeting the requirements of subsection (c)(3), no other uses shall be required in an Affordable Housing Project or Affordable Teacher Housing Project</u></p>	
<p>SEC. 211.1. PRINCIPAL USES PERMITTED, P DISTRICTS.</p> <p><u>(i) Residential Uses in 100% Affordable Housing Projects and Educator Housing Projects, as defined in Section 206.9, unless such property is under the jurisdiction of the San Francisco Recreation and Parks Department and used as a public park. Except for modifications otherwise allowed by this Code, any such Residential Uses shall comply with controls and notification requirements for the closest zoning district that allows Residential Uses.</u></p>	<p>SEC. 211.1. PRINCIPAL USES PERMITTED, P DISTRICTS.</p> <p><u>(i) Residential Uses in 100% Affordable Housing Projects as defined in Section 206.9 and elsewhere in this Code. Except for modifications otherwise allowed by this Code, any such Residential Uses shall comply with controls and notification requirements for RM-3 districts.</u></p> <p><u>(h) Residential Uses in Affordable Teacher Housing Projects as defined in Section 206.9, and elsewhere in this Code. Except for modifications otherwise allowed by this Code, any such Residential Uses shall comply with controls and notification requirements for RM-3 districts.</u></p>	<p>Mayor versions allows 1/3 of school sites to be given over to market-rate housing with no income limitations.</p>
<p>SEC. 315. STREAMLINED AUTHORIZATION OF 100% AFFORDABLE HOUSING AND EDUCATOR HOUSING PROJECTS AUTHORIZATION.</p> <p><u>(6) Review under this subsection (c) shall be completed as follows:</u></p> <p><u>(A) Within 90 day of submittal of a complete development application if the project contains 150 or fewer Residential Units.</u></p> <p><u>(B) Within 180 days of submittal of a complete development application if the project contains more than 150 Residential Units.</u></p>		<p>Supervisor version mandates 90-day maximum expedited review for affordable & educator housing projects up to 150 units, and 180-day maximum for projects over 150 units.</p>

Supervisors Walton, Peskin, Fewer, Haney	Mayor Breed	Notes
<p><i>(e) Streamlined Provisions for Educator Housing Projects. The purpose of this Section 315(e) is to facilitate the construction of Educator Housing Projects, as defined in Section 206.9, and to evaluate the efficacy of streamlined approval for such projects.</i></p> <p><i>(1) This Section 315 shall also apply to Educator Housing Projects, as defined in Section 206.9.</i></p> <p><i>(2) The Planning Department may approve up to a total of 500 units of Educator Housing under this Section, after which the Planning Department shall submit a report to the Board of Supervisors that evaluates the efficacy of streamlined approval for Educator Housing as it relates to City policies and goals including, but not limited to Proposition K (November 2014), the Housing Element of the San Francisco General Plan, and the Surplus Land Ordinance, and reviews whether to increase the numerical cap on the number of Educator Housing Project units or otherwise amend the modifications and requirements in Section 206.9. The report shall include, but shall not be limited to, the following information:</i></p> <p><i>(A) Financing details of Educator Housing Projects, including the amount of public subsidy, if any;</i></p> <p><i>(B) Tenant recruitment and leasing outreach plans for non-residential neighborhood-serving uses;</i></p> <p><i>(C) Eligibility and placement plans for Educator Housing Projects constructed in partnership with the San Francisco Unified School District or the San Francisco City College District;</i></p> <p><i>(D) The number of educators/employees who have applied for housing in an Educator Housing Project;</i></p> <p><i>(E) Area Median Incomes for Educator Housing Projects; and</i></p> <p><i>(F) Plans for monitoring and verifying eligibility on an annual basis.</i></p>		<p>Supervisor version allows teacher housing on public sites as a pilot project, with review and possible extension after 500 units have been completed.</p>
<p>Section 7. Amendment by Board of Supervisors. The Board of Supervisors by not less than two-thirds vote of all its members may by ordinance amend any part of this measure if the amendment furthers the purpose of this measure.</p>	<p>Section 6. Amendment by Board of Supervisors. No sooner than three years after the effective date of this measure the Board of Supervisors by not less than two-thirds vote of all its members may by ordinance amend this measure if the amendment furthers the purpose of this measure. This section shall not be construed to authorize any amendment that would impose conditions or restrict development of a 100% Affordable Housing Project or an Affordable Teacher Housing Project, including, but not limited to, amendment that would reduce the feasibility of a 100% Affordable Housing Project or an Affordable Teacher Housing Project, or limit the affordability or limit the income levels set forth in this measure.</p>	<p>Supervisor version allows program to be amended with 2/3 vote. Mayor version does not allow any changes to affordability or income levels.</p>