

**City and County of San Francisco
Evolution of Inclusionary Affordable Housing Program**

November 5, 2013

Important: This document is informal only and should not be considered a substitute for Planning Code Section 415 or any other reference in the Planning Code.

Year(s)	Type of Program	Details
1992-2002	Policy	<p>Citywide Rule:</p> <ul style="list-style-type: none"> • Applies to 10+ units • Conditional Use projects only • On-site only • 10% on-site <ul style="list-style-type: none"> ○ 100% AMI for sale units ○ 60% AMI rental units ○ (some income target variation)
2002-2006	Planning Code Section 315	<p>Citywide Rule:</p> <ul style="list-style-type: none"> • Applies to 10+ units • Conditional Use and As of Right Projects • On-site, Off-site and Fee options • 10% on-site/15% off-site for principally permitted projects <ul style="list-style-type: none"> ○ 100% AMI for sale units ○ 60% AMI rental units • 12% on-site/17% off-site for Conditional Use projects <ul style="list-style-type: none"> ○ 100% AMI for sale units ○ 60% AMI rental units • In-lieu Fee by affordability gap and bedroom count
2006-2009	Planning Code Section 315	<p>Citywide Rule:</p> <ul style="list-style-type: none"> • Applies to 5+ units • Conditional Use and As of Right Projects • On-site, Off-site and Fee options • 15% on-site for all project approval types <ul style="list-style-type: none"> ○ 90% AMI for sale units ○ 55% AMI rental units • 20% off-site for all project approval types <ul style="list-style-type: none"> ○ Off-site must be within a mile radius ○ 70% AMI for sale units ○ 55% AMI rental units • In-lieu Fee by affordability gap and bedroom count
2008	Planning Code Section 419	<p>Rule for Eastern Neighborhood Area Plan UMU Zoned Parcels:</p> <ul style="list-style-type: none"> • On-site, Off-site, Fee and Land Dedication options • On-site at 14.4-17.6% (Middle Income Option at 30-40% for less than 50K SF buildings) • Off-site at 23-27% • Land dedication at 30-45% of total developable area (Also available in Mission NCT)

2008	Planning Code Section 249.40A	<p>Rule for the South of Market (SoMa) Youth and Family SUD: Many projects subject to Section 415 in excess of 45 feet in height subject to the Tier C affordable housing requirements of Sections 419</p>
2010	Planning Code Section 415	<p>Citywide Rule:</p> <ul style="list-style-type: none"> • Code Name Change • Applies to 5+ units • Conditional Use and As of Right Projects • Becomes fee program with on-site and off-site alternatives • 15% on-site (higher in Eastern Neighborhoods) <ul style="list-style-type: none"> ○ 90% AMI for sale units ○ 55% AMI rental units • 20% off-site (higher in Eastern Neighborhoods) <ul style="list-style-type: none"> ○ Off-site must be within a mile radius ○ 70% AMI for sale units ○ 55% AMI rental units • In-lieu Fee becomes “Affordable Housing Fee” (remains by affordability gap and bedroom count)
2013	Planning Code Section 415	<p>Citywide Rule:</p> <ul style="list-style-type: none"> • Applies to 10+ units • Conditional Use and As of Right projects • Fee Program with on-site and off-site alternatives with some variations in Eastern Neighborhoods • 12% on-site (higher in Eastern Neighborhoods) <ul style="list-style-type: none"> ○ 90% AMI for sale units ○ 55% AMI rental units • 20% off-site (higher in Eastern Neighborhoods) <ul style="list-style-type: none"> ○ Off-site must be within a mile radius ○ 70% AMI for sale units ○ 55% AMI rental units • Affordable Housing Fee remains by affordability gap and bedroom count