



Community Development Department

DATE: October 12, 2021

TO: City Council

FROM: Dan Schoenholz, Community Development Director

SUBJECT: Item 5.A., (Affordable Housing Ordinance Update)

Item 5.A. (Affordable Housing Ordinance Update)

This memorandum is to clarify that the fees referenced in the Attachment “A” to Resolution 2021-XX are per square foot as follows:

Affordable Housing Fees (Resolution 2021-XX)

Residential Project deemed complete for processing after <ordinance adoption date>:

1. For-Sale Housing Fees (In-Lieu Fee Due When No Inclusionary Units are Provided On-Site)¹

	Thru X-XX, 2021	X-XX, 2021 to Dec. 31, 2022	Jan 1, 2023 & Onward
For-Sale Units, Except Stacked Flats	\$26 Single Family \$27 Townhomes	\$35.00	\$44.00
Stacked Flats	\$27.00	\$27.00	\$27.00

2. For-Sale Housing Fees (In-Lieu Fee Due for Low Income Units When Required Moderate Income Units Are Provided on-Site)²

	Thru X-XX, 2021	X-XX, 2021 to Dec. 31, 2022	Jan 1, 2023 & Onward
For-Sale Units, Except Stacked Flats	\$17.50 (Single Family) \$18.50 (Townhomes)	\$20.00	\$29.00

Stacked Flats		\$18.50	\$12.00

3. Rental Housing Fees (In-Lieu Fee Due When No Inclusionary Units are Provided On-Site)³

		Thru XX-X, 2021	X-XX, 2021 to Dec. 31, 2022	Jan 1, 2023 & Onward
Rental Units Over 700 SF		\$17.50	\$17.50	\$17.50
Rental Units Up To 700 SF		\$8.75	\$8.75	\$8.75
With Underlying Subdivision Map		\$27	\$27	\$27

4. Residential For-Sale projects deemed complete for processing between 6/7/15 and <X-XX>:

		Thru X-XX, 2021 Fee per SF ¹	X-XX, 2021 to Dec. 31, 2022	Jan 1, 2023 & Onward
Attached units		\$27.00	Rate Indexed ⁴	Rate Indexed ⁴
Detached units		\$26.00	Rate Indexed ⁴	Rate Indexed ⁴

¹ Fee per habitable square foot of market-rate housing in for-sale residential projects in lieu of construction of affordable units on-site.

² Fee per habitable square foot of market-rate housing in for-sale residential projects to mitigate the cost of construction for low-income units.

³ Fee per habitable square foot of rental housing to mitigate the project's impact on the need for affordable housing.

⁴ Fees adjusted annually on January 1 of each year for non-residential affordable housing fees and July 1 of each year for residential affordable housing fees to reflect annual changes in construction costs as measured by the Engineering News Record McGraw-Hill Construction Weekly Building Cost Index for San Francisco but in no case higher than justified by the applicable Nexus Study.