



On-site Affordable Housing

TDM MEASURE:

The Development Project shall include on-site Affordable Housing, as defined in Planning Code Section 415¹, as research indicates that Affordable Housing units generate fewer vehicle trips than market-rate housing units.

OPTION A

POINTS:

1

One point if providing greater than or equal to 12 percent and less than or equal to 25 percent on-site Affordable Housing; OR

OPTION B

POINTS:

2

Two points if providing greater than or equal to 26 percent and less than or equal to 50 percent on-site Affordable Housing; OR

OPTION C

POINTS:

3

Three points if providing greater than or equal to 51 percent and less than or equal to 75 percent on-site Affordable Housing; OR

OPTION D

POINTS:

4

Four points if providing equal to or greater than 76 percent on-site Affordable Housing

APPLICABILITY:

This measure is applicable to residential Development Projects (land use category C).

POINTS:

1-4 ○○○○

DEVELOPMENT REVIEW:	The <u>property owner</u> shall submit a project description that specifies the number of affordable units and income levels to which they are affordable. City staff will assign points based on the level of implementation.
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PRE-OCCUPANCY MONITORING AND REPORTING:	The <u>property owner</u> shall submit a copy of the Notice of Special Restrictions specifying the affordability restrictions for the project, including the number, location, and sizes for all affordable units. City staff shall confirm that affordable units are offered as described in the project approvals.
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Additionally, City staff shall provide the TDM coordinator with a copy of the approved TDM Plan. The TDM coordinator will provide City staff with a signed letter agreeing to distribute the TDM Plan via new employee packets, tenant lease documents, and/or deeds.

ONGOING MONITORING AND REPORTING:	The Mayor's Office of Housing and Community Development (MOHCD) shall monitor and require occupancy certification for affordable ownership and rental units on an annual or bi-annual basis, as outlined in the Procedures Manual ² . The MOHCD may also require the owner of an affordable rental unit, the owner's designated representative, or the tenant in an affordable unit to verify the income levels of the tenant on an annual or bi-annual basis, as outlined in the Procedures Manual.
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RELEVANT MUNICIPAL CODE(S):	<u>San Francisco Planning Code Section 415.</u>
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NOTES:

1 In order to select this measure, the on-site affordable Dwelling Units must average 25 percent below Area Median Income as defined in Planning Code Section 401.

2 City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures manual, effective May, 2013.