



# On-site Affordable Housing

**TDM MEASURE:**

The Development Project shall include on-site Affordable Housing, as defined in Planning Code Section 415, as research indicates that Affordable Housing units generate fewer vehicle trips than market-rate housing units. This measure is in recognition of the amount of on-site affordable housing a Development Project may provide as permitted by City law, as opposed to a requirement.

A Development Project may earn points for this measure through both Very Low Income and Low Income categories. As an example, a Development Project providing 12% of its units as affordable to Very Low Incomes set at 55% AMI, and providing 5% of its units as affordable to Low Incomes set at 80% AMI, will earn 3 points (2 points under Option B for those Very Low Income units and 1 point under Option A for Low Income units.)

*Note:* In cases where the required percentage of affordable units results in a fraction that is rounded down, the percentage provided on-site for purposes of this LU-2 measure shall generally be considered to be the percentage requirement as specified under the Planning Code. Example: A 12-unit building is subject to a 12% on-site inclusionary rate, to be affordable to Low Incomes set at 80% AMI. This calculates to 1.44 units, which rounds to 1 unit under the Planning Code. Although 1 divided by 12 = 8.3%, this project would still earn 2 points under Option B for this LU-2 measure, because the relevant percentage is considered to be 12%.

PERCENTAGE OF UNITS BY INCOME RANGE			
Option	Low Income (Income > 55 ≤ 80%)	Very Low Income (Income ≤ 55%)	Points
<b>OPTION A</b>	≥ 5 ≤ 10%	≥ 3 ≤ 7%	● 1
<b>OPTION B</b>	> 10 ≤ 20%	>7 ≤ 14%	●● 2
<b>OPTION C</b>	> 20 ≤ 25%	>14 ≤ 20%	●●● 3
<b>OPTION D</b>	--	>20 ≤ 25%	●●●● 4

<p><b>APPLICABILITY:</b>                  This measure is applicable to residential Development Projects (land use category C).</p>	<p><b>POINTS:</b>  <b>1-4</b> ○○○○</p>
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## On-site Affordable Housing

LU-2

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### OPTION A

POINTS:

**1**

**One point** if providing greater than or equal to five percent and less than or equal to 10 percent on-site Affordable Housing where total household income is greater than 55 percent, but does not exceed 80 percent of Area Median Income; OR

**One point** if providing greater than or equal to three percent and less than or equal to seven percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income; OR

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### OPTION B

POINTS:

**2**

**Two points** if providing greater than 10 percent and less than or equal to 20 percent on-site Affordable Housing where total household income is greater than 55 percent, but does not exceed 80 percent of Area Median Income;

**Two points** if providing greater than 7 percent and less than or equal to 14 percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income; OR

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### OPTION C

POINTS:

**3**

**Three points** if providing greater than 20 percent on-site Affordable Housing where total household income is greater than 55 percent, but does not exceed 80 percent of Area Median Income

**Three points** if providing greater than 14 percent and less than or equal to 20 percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income; OR

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### OPTION D

POINTS:

**4**

**Four points** if providing greater than 20 percent on-site Affordable Housing where total household income does not exceed 55 percent of Area Median Income.

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**DEVELOPMENT REVIEW:** The property owner 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 property owner 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.

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.

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**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<sup>1</sup>. 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):** San Francisco Planning Code Section 415.

NOTES:

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