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## AFFORDABLE HOUSING REQUIREMENT TIMELINE

The following timeline provides key milestones in the evolution of the BMR discussion.

- July 2015** ▶ Project sponsor submits PPA – BMR is 12%.
- January 2016** ▶ Legislation introduced by Supervisor Breed to increase affordability requirements from 12% to 23% in the NCT.
- January 2016** ▶ Project sponsor submits EEA – believed we were grandfathered at 14.5%; however, in subsequent conversations with the City we learned that the project may not be eligible for grandfathering due to a possible paperwork miscommunication with the Planning Department staff.
- March 2016** ▶ Project briefing with Supervisor Breed’s Chief of Staff, Conor Johnston.
- May 19, 2016** ▶ Planning Commission Hearing – proposed planning code amendment increasing the inclusionary housing in the Divisadero and Fillmore NCT to 30% (off-site fee) and 23% (on-site). Hearing continued to June 30, 2016 due to insufficient analysis and vetting.
- June 30, 2016** ▶ Planning Commission Hearing (continued from May 19, 2016) – commissioners expressed concern with the lack of data and request a “conferred value” study justifying any “carveouts” for NCT districts. Controller’s Report on Prop C did not include any such analysis on why NCT districts should be treated differently. No city resources available for a study, legislation stalled.
- March 2017** ▶ Project briefing with Supervisor Breed’s new Chief of Staff, Michael Howerton.
- April 3, 2017** ▶ Land Use Committee – Supervisor Breed introduces new AMI levels for a proposed 23% on-site BMR requirement: 6% of the units shall be affordable to households earning up to 55% of Area Median Income, 8% of the units shall be affordable to households earning up to 120% of Area Median Income, and 9% of the units shall be affordable to households earning up to 140% of Area Median Income. Robust public comment and committee discussion, but no action taken and legislation stalls.

- June 27, 2017** ▶ Board of Supervisors – city-wide trailing BMR legislation heard at the Board for approval. New language included in the legislation calls for a study for any district where there had been a change in zoning, which ultimately results in Controller’s Office preparing an Inclusionary Housing Analysis of Divisadero and Fillmore Street Rezoning.
- November 2017** ▶ Project briefing with Supervisor Breed’s new Chief of Staff, Andrea Bruss.
- March 19, 2018** ▶ Controller’s Office releases Inclusionary Housing Analysis of Divisadero and Fillmore Street Rezoning report by studying two prototypes (neither of which conform to 400 Divisadero), and concludes that total value conferred for a condominium project is equal to a 23% BMR consistent with current Prop C AMI levels and for a rental project is 20%.
- March 22, 2018** ▶ Office of the Controller makes informational presentation of the study to the Planning Commission. Both community activists (Affordable Divis) and representatives from the 400 Divisadero project team question the accuracy and transparency of the study during public comment.
- May 2018** ▶ Economic Planning Systems (EPS) completes third party review of City’s study on behalf of the 400 Divisadero project. The review confirms that the total project costs assumed in the study are significantly lower than current development costs, which continue to grow on a monthly basis. Additionally, the City’s study states that the previous zoning only allowed 35 feet in height – the height was and remains 65 feet, and assumptions about density are inconsistent with currently proposed projects.
- July 16, 2018** ▶ Mayor London Breed appoints Vallie Brown as her successor to the District 5 seat on the Board of Supervisors.
- September 17, 2018** ▶ Supervisor Brown and representatives from the San Francisco Planning Department and the Office of Workforce and Economic Development hold a public meeting about the future of housing developments along the Divisadero Corridor. The community is overwhelming supportive of moving forward with the proposed developments at 650 Divisadero and 400 Divisadero.
- October 18, 2018** ▶ Supervisor Brown and representatives from the San Francisco Planning Department and the Office of Workforce and Economic Development schedule a second public meeting to discuss the supervisor’s proposed Divisadero NCT Inclusionary Housing legislation. The community is strongly in favor of the legislation, which proposes 20% on-site affordable housing for projects in the pipeline.
- November 2018** ▶ The Board of Supervisors, via the Land Use Committee, unanimously approves the updated Divisadero-Fillmore NCT affordability legislation that now contains provisions for pipeline projects, including 400 Divisadero, to add 20% on-site affordable housing.