

Inclusionary Program Results as of 2014 Q1

TABLE A.

Inclusionary Housing Program Units by Tenure Type: All Completed Projects, 1992-2014 Q1		
	Units	%
Rental Units	632	41%
Ownership Units	928	59%
Total Units	1560	100%

TABLE B.

Inclusionary Housing Program Developer Choice Distribution: All Completed Projects, 1992-2014 Q1				
	Projects	%	Units	%
On-Site BMR Projects	157	79%	1214	78%
Off-Site BMR Projects	7	4%	346	22%
Fee BMR Projects	34	17%	0	0%
Total	198	100%	1560	100%

(Off-site count does not include Jamestown, Capitol and 1400 Mission, which will increase off-site total unit count to approx. 510 units.)

Off-site Recipient Projects

BUILDING NAME	PLANNING APPROVAL STREET NO.	PLANNING APPROVAL STREET NAME	TENURE	# BMR	PRINCIPAL PROJECT ADDRESS	PRICING AMI LEVEL	COMPLETION YEAR
Bayshore	2428	Bayshore Blvd.	Ownership	12	1635 California (6) and 680 Illinois (6)	100%	2006
Garfield Building	938-942	Market Street	Ownership	13	690 Market St. (11 units)	100%	2007
Habitat Terrace	1	Capitol Avenue	Ownership	17	800 Brotherhood Way (17 units)	90%	Pending
True Hope Square	950	Gilman Street	Ownership	20	300 Spear Street (20 units)	100%	2007
1600 Market	1600	Market Street	Ownership	23	1998 Market (23 units)	70%	2014
1400 Mission Street	1400	Mission Street	Ownership	167	201 Folsom (164 units)	90%	Pending
888 7th Street	601	King Street	Ownership	170	300 Spear Street (143 units from Spear and 27 from bldg's own on-site BMR)	100%	2008
Candlestick Heights	833-881	Jamestown Avenue	Rental	19	800 Brotherhood Way (19 units)	50%	2014
Galvin Apartments	785-787	Brannan Street	Rental	56	4th and Freelon (56 units)	50%	2006
125 Mason	125	Mason Street	Rental	81	301 Mission (Millennium Tower) (80 units)	60%	2008

Off-site Principal Projects

BUILDING NAME	PLANNING APPROVAL STREET NO.	PLANNING APPROVAL STREET NAME	SECTION 415 DECLARATION OF INTENT	TENURE	TOTAL PRINCIPAL PROJECT UNITS	FINAL BMR OFF-SITE	OFF-SITE ADDRESS
The Palms	555-557	04th Street	OFF-SITE	Ownership	300	56	785 Brannan Street (56 rental units)
1635 California	1635	California Street	OFF-SITE	Ownership	36	6	2428 Bayshore Blvd. (6/12 ownership units)
Lumina	201	Folsom Street	OFF-SITE	Ownership	725	164	10th & Mission Street (164/190 ownership units)
680 Illinois	680	Illinois Street	OFF-SITE	Ownership	35	6	2428 Bayshore Blvd. (6/12 ownership units)
Linea	1960-1998	Market Street	OFF-SITE	Ownership	115	23	1600 Market Street (23/24 ownership units)
Ritz Carlton	690	Market Street	OFF-SITE	Ownership	52	11	938-942 Market Street (13/24 ownership units)
Millennium Tower	301	Mission Street	OFF-SITE	Ownership	420	81	125 Mason Street (81 rental units)
The Infinity	300	Spear Street (aka 160 Harrison, 301 Main)	OFF-SITE	Ownership	655	163	888 7th Street (170/224 ownership units) & 900 Gilman (20 ownership units)

Off-site Program Aspect	The Way It Is Now (July 2014)
Required Number of Units	<ul style="list-style-type: none"> • 20% of total units of the principal project. (Percentages may vary in specific Area Plans or Special Use Districts.) • CDLAC/4% tax credit off-site requirement = 25%
Total Square Feet of Off-site Units	No less than the total on-site square footage of principal project multiplied by the applicable on-site requirement for the principal project.
Average Square Feet of Units	No less than 70% of the average principal project unit square footage for corresponding unit types by number of bedrooms.
Minimum Unit Sizes	Studios: 350 1-bedroom: 550 2-bedroom: 800 3-bedroom: 1000 4-bedroom: 1250
Bedroom Mix (Unit Type by Bedroom Count)	Proportional to principal project.
Development Subsidies	No government financing but for CDLAC/TCAC 4% if the project is providing 25% of their principal project units off-site at 50% of MOHCD AMI. No other subsidies or loan programs are allowed without permission from City.
Timing of Construction and Delivery of Off-site Units	Off-site must have first its first certificate of occupancy before the principal project has its first certificate of occupancy.
Geographic Proximity Requirement	Off-site projects must be within one mile of the principal project (or pre-2006 projects that have no locational requirement).
Pricing and Income Levels	Off-site ownership units must be priced at 70% of AMI for ownership and 55% of AMI for rental unless using CDLAC. If using CDLAC, off-site units must rent at 50% of AMI under the MOHCD table.
Specific unit standards such as Minimum Room Sizes and Dimensions, Interior Heights, Kitchen and Bathroom Amenities, Closets, Laundry facilities, Finish Qualities and Parking	General Rules
Comparable Exterior Appearance	General Rule
Overall Quality of Construction	General Rule

Potential Off-site Updates

(The following proposals are in draft form and have not been adopted.)

Off-site Program Aspect	Potential Updates
Required Number of Units	Move to square footage requirement
Minimum Unit Sizes	Use TCAC sizes for projects built by nonprofit affordable housing developers
Bedroom Mix (Unit Type by Bedroom Count)	Base on square footage and minimum unit sizes
Development Subsidies	Lower requirement for projects using CDLAC/TCAC 4% to 20% of principal project
Timing of Construction and Delivery of Off-site Units	Allow 1-2 year addition
Geographic Proximity Requirement	Allow projects within ¼ mile of 1 mile radius with City approval