



# SAN FRANCISCO PLANNING DEPARTMENT

## New Administrative Code Port Pre-Payment of Jobs-Housing Linkage Fee

**New Section:** Section 61.12  
**Case Number:** Board File No. 120816/ Ord. No 232-12  
**Legislative Sponsor:** Supervisor Kim

**Effective Date:** December 26, 2012

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### The Way It Was:

The Jobs-Housing Linkage Program (JHLP) described in Planning Code Sections 413 et seq. provides for the imposition of fees on development of most types of commercial development to offset the new demand for affordable housing produced by new employment. Current fees range from \$13.30 per gross square foot (gsf) for new research and development space to \$19.96/gsf for new office space.

### The Way It Is Now:

This ordinance provided a mechanism for the Port to receive fair market value if it enters into below-market leases of non-trust Port lands to the Mayor’s Office of Housing (MOH) for affordable housing. This ordinance authorized the Port and MOH to enter into a memorandum of understanding (MOU) whereby the Port could receive credits equal to the difference in the value of a Port below-market lease to MOH and the fair market value of the leased land. The Port would be authorized to use these credits the prepay JHLP obligations for future private development on Port lands. By enacting this ordinance, the City: created a mechanism to provide valuable resources for affordable housing in the City; gave the Port flexibility in structuring JHLP obligations to mitigate financial hardships caused by economic cycles; and improved the financial feasibility of Port development.

The link to signed legislation:

<http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances12/o0232-12.pdf>

Board File No 120816	Ord. No. <a href="#">0232-12</a>	Effective Date 12/26/12	Administrative Code - Port Pre-Payment of Jobs-Housing Linkage Program Obligations
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