

Prop C Trailing Legislation Rules for Building Affordable Housing for New Developments

Based on date of Environmental Review Application Submission:

	Prior to Jan 1, 2013	In year 2013	In year 2014	Jan 1, 2015 to Jan 12, 2016	Prop C rules: Filed after Jan 12, 2016
On-Site rate	Inclusionary Rules in effect on 1/12/16	13%	13.5%	14.5%	15% 55% AMI Rental 80% AMI Ownership
					10% 100% AMI Rental 120% AMI Ownership
In Lieu Fee & Off-Site	Inclusionary Rules in effect on 1/12/16	25%	27.5%	30%	33%
UMU Zoning & SOMA Youth & Family Zone	On-Site rules in effect on 1/12/16	On-Site rules in effect on 1/12/16 PLUS 1%	On-Site rules in effect on 1/12/16 PLUS 1.5%	On-Site rules in effect on 1/12/16 PLUS 2%	15% 55% AMI Rental 80% AMI Ownership 100% AMI Rental 120% AMI Ownership
	Off-Site rules in effect on 1/12/16	Off-Site rules in effect on 1/12/16 PLUS 5%	Off-Site rules in effect on 1/12/16 PLUS 7.5%	Off-Site rules in effect on 1/12/16 PLUS 10%	33%
120 - 130' height within a SUD or over 120' and outside a SUD	Inclusionary Rules in effect on 1/12/16	25%	27.50%	30%	33% off site or in-lieu fee
Applying for State Density Bonus	25% on-site "best effort"				

Notes:

Applies to projects 25+ units only. 10-24 unit buildings follow pre Prop-C inclusionary rules

The above grandfathering expires on December 7, 2018 if developer has not received their building or site permit, and reverts to Prop C rules.