

AFFORDABLE HOUSING BONUS PROGRAM

PROGRAM OVERVIEW – NOVEMBER 16, 2015

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WHY ARE WE DOING THIS?

STATE DENSITY BONUS LAW



2013 Napa Court Case



SF AFFORDABLE HOUSING NEEDS

Mayor's Working Group
Proposition K
Middle Income Housing

SF PLANNING EFFORTS

Housing Element
Density Bonus
Sunset Blueprint
Invest in Neighborhoods



AFFORDABLE HOUSING BONUS PROGRAM



No Public Subsidies

Tradeoffs



OTHER HOUSING PROGRAMS

Inclusionary Housing Updates
Housing Trust Fund

AFFORDABLE HOUSING BONUS PROGRAM - POLICY GOALS



INCENTIVIZE GREATER LEVELS
OF ONSITE AFFORDABLE UNITS



IMPROVE FEASIBILITY OF
UNDERUTILIZED SITES

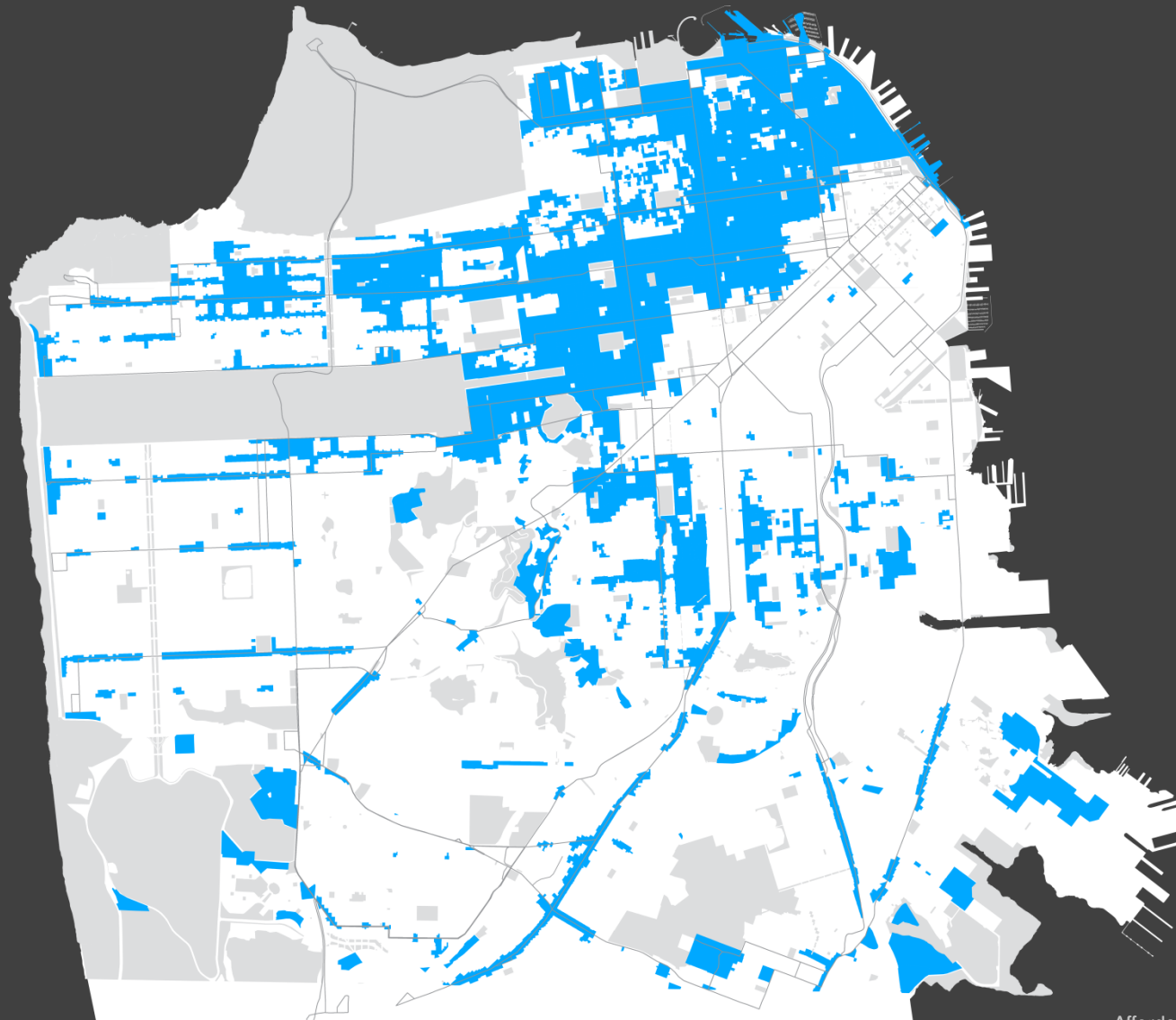


ESTABLISH A 'MIDDLE
INCOME' PROGRAM



FACILITATE ENTITLEMENT OF
100% AFFORDABLE PROJECTS

PROGRAM AREA: RESIDENTIAL MIXED USE DISTRICTS



30,500

Parcels in Study Area



*Program
Area*

PROGRAM OFFERS DEVELOPERS TWO NEW OPTIONS



STATE PROGRAM MAXIMUM 35% BONUS

Policy Goals:



**INCENTIVIZE GREATER LEVELS
OF ONSITE AFFORDABLE UNITS**



**IMPROVE FEASIBILITY OF
UNDERUTILIZED SITES**



LOCAL PROGRAM DENSITY REGULATED BY FORM

Policy Goals:



**INCENTIVIZE GREATER LEVELS
OF ONSITE AFFORDABLE UNITS**



**IMPROVE FEASIBILITY OF
UNDERUTILIZED SITES**

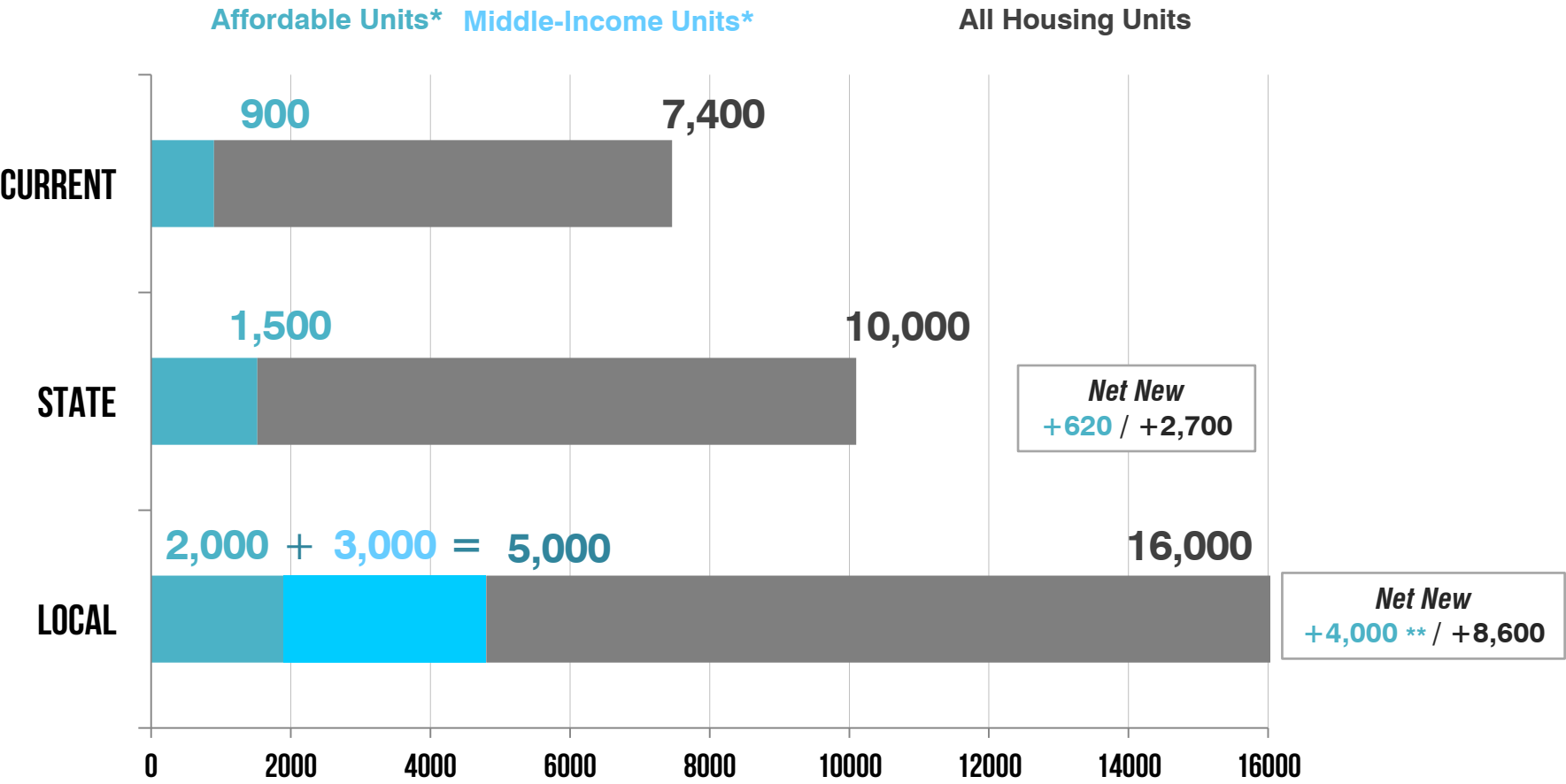


**ESTABLISH A 'MIDDLE
INCOME' PROGRAM**



**FACILITATE ENTITLEMENT OF
100% AFFORDABLE PROJECTS**

PROJECTED MAXIMUM TOTAL NEW UNITS **SOFT SITES IN PROGRAM AREA , 20 YEARS**

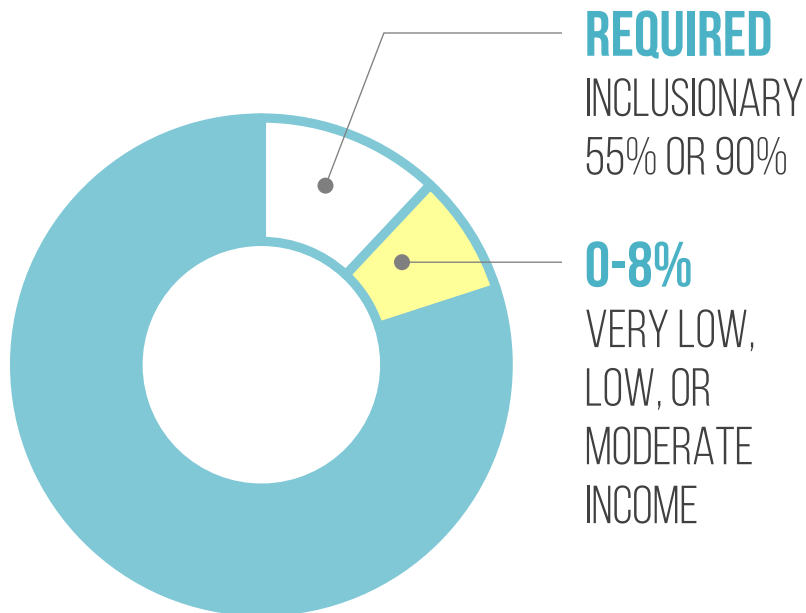


Affordable Units – permanently affordable, deed restricted housing units built by market rate developers.
* Assumes all projects provide inclusionary units onsite. Does not include 100% affordable housing projects.
** Includes some middle income units for 120% or 140% AMI.



STATE PROGRAM, REQUIRED BY STATE LAW GRADUATED DENSITY AND AFFORDABILITY

13 OR 20% OF THE
TOTAL PROJECT
AFFORDABLE



DENSITY BONUS GRADUATED SCALE BASED ON

% of affordable Units

AMI served by Affordable Units

Range: 7 to 35% Density Bonus

MAXIMUM 2 STORIES ONLY IF NECESSARY TO

SOME PLANNING CODE CONCESSIONS
**BASED ON % AFFORDABLE
UNITS**

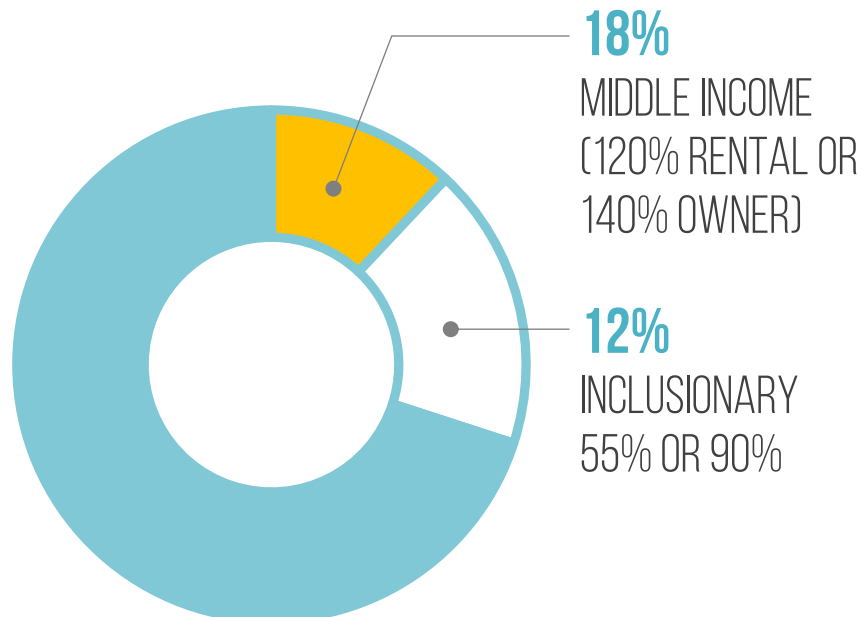


LOCAL PROGRAM, ACHIEVING LOCAL GOALS

30% AFFORDABLE AND MIDDLE INCOME

30%

OF THE
TOTAL PROJECT
AFFORDABLE



DENSITY REGULATIONS BASED ON

Height and Bulk Controls

40% two bedroom requirement

Design Principles

UP TO 2 STORIES ABOVE EXISTING HEIGHT LIMITS



LOCAL PROGRAM:
100 % AFFORDABLE PROJECTS





LOCAL PROGRAM: 100 % AFFORDABLE PROJECTS



100% OF THE
TOTAL PROJECT
AFFORDABLE



**DENSITY REGULATIONS
BASED ON**

Height and Bulk Controls

Design Principles

**UP TO 3 STORIES
ABOVE EXISTING HEIGHT LIMITS**

**EXTENDED ENTITLEMENTS –
10 YEARS**

NEXT STEPS

- October 22 – Webinar
- October 26th , 5:30 PM – Open House, City Hall – North Light Court
- November 5th – Hearing at the Planning Commission
 - Proposed Adoption of General Plan Amendments*
 - Consideration of Mayor and BOS sponsored Ordinance*
- *TBD* - Land Use Hearing
- *TBD* - Full Board of Supervisor Hearings

THANK YOU!