

AFFORDABLE HOUSING BONUS PROGRAM

PROGRAM OVERVIEW — JANUARY 2016

www.sf-planning.org/AHBP

Kearstin Dischinger, Menaka Mohan, & Paolo Ikezoe
San Francisco Planning Department

San Francisco
Planning

WELCOME!

MEETING FORMAT

- Presentation – 20 min.
- Questions and Answers – 60 min.
 - Please hold your questions until after the presentation
 - Write your questions on an index card
 - All questions on index cards will be answered after the presentation

A photograph of a hillside densely packed with colorful houses, likely in San Francisco. The houses are in various colors including yellow, red, white, and blue. The hillside is covered in green trees and shrubs. The sky is blue with scattered white clouds. The text "WHY NOW?" is overlaid in large white letters on the left side of the image.

WHY NOW?

WHY NOW?

Affordable housing crisis in San Francisco:

- Population +10,000 people per year
- Need for
 - permanently affordable housing
 - middle-income housing

Complying with mandatory State law



NUTS AND BOLTS: HOW THE PROGRAM WORKS



WHAT IS 'AFFORDABLE'?

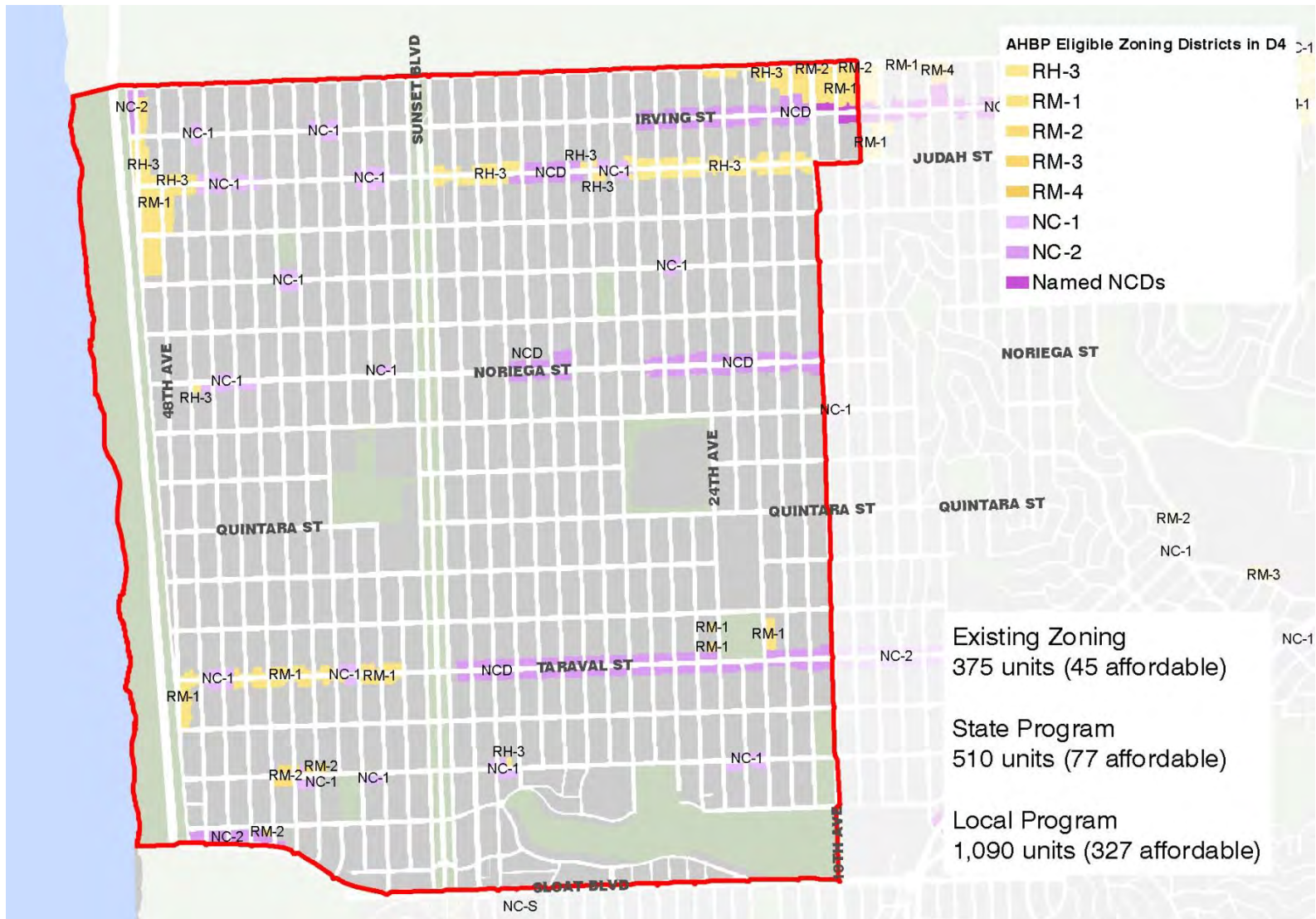
Income Level	One-Person Household Income per Year	Four-Person Household Income per Year
Very-Low	\$36,000	\$51,000
Low-Income	\$57,000	\$82,000
Moderate-Income	\$85,000	\$122,000
Middle-Income	\$100,000	\$143,000

PROGRAM AREA

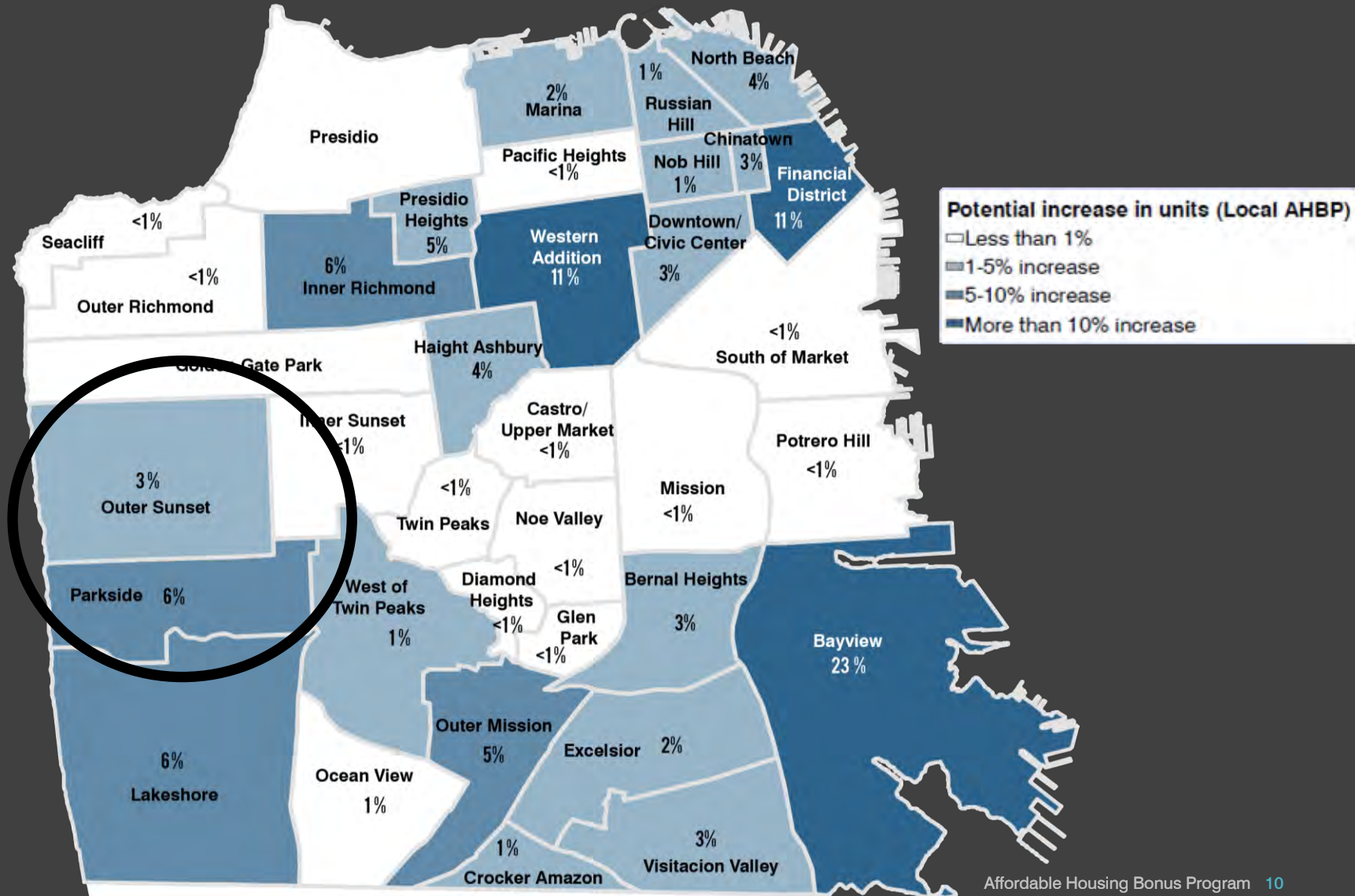
- Focused on key commercial corridors
- Does not include single-family residential parcels
- Feasible on underutilized sites (vacant lots or with one-story buildings)
- Projects will be built over the next 20 years



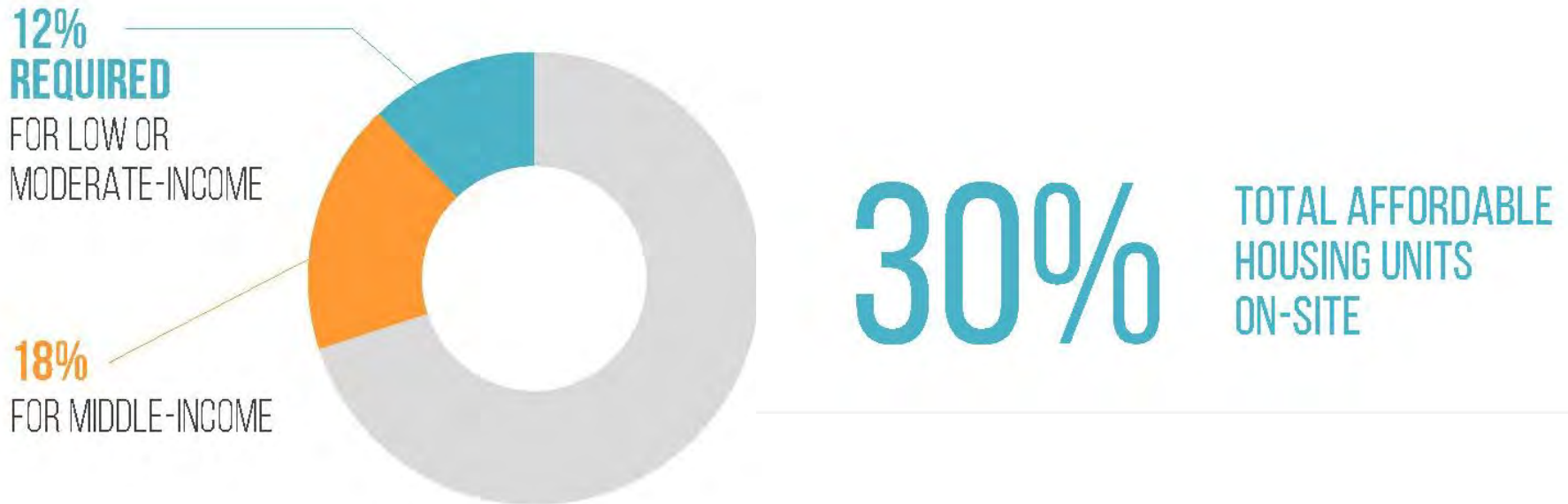
PROGRAM AREA – DISTRICT 4



POTENTIAL INCREASE IN UNITS OVER THE NEXT 20 YEARS



PROPOSED LOCAL AFFORDABLE HOUSING BONUS PROGRAM



- Incentives:
 - Up to two stories above existing height regulations
 - Increase in the total amount of housing units on-site

PROPOSED STATE AFFORDABLE HOUSING BONUS PROGRAM

**12%
REQUIRED**

FOR LOW OR
MODERATE-INCOME

1-8% ADDITIONAL

FOR VERY LOW, LOW,
OR MODERATE-INCOME

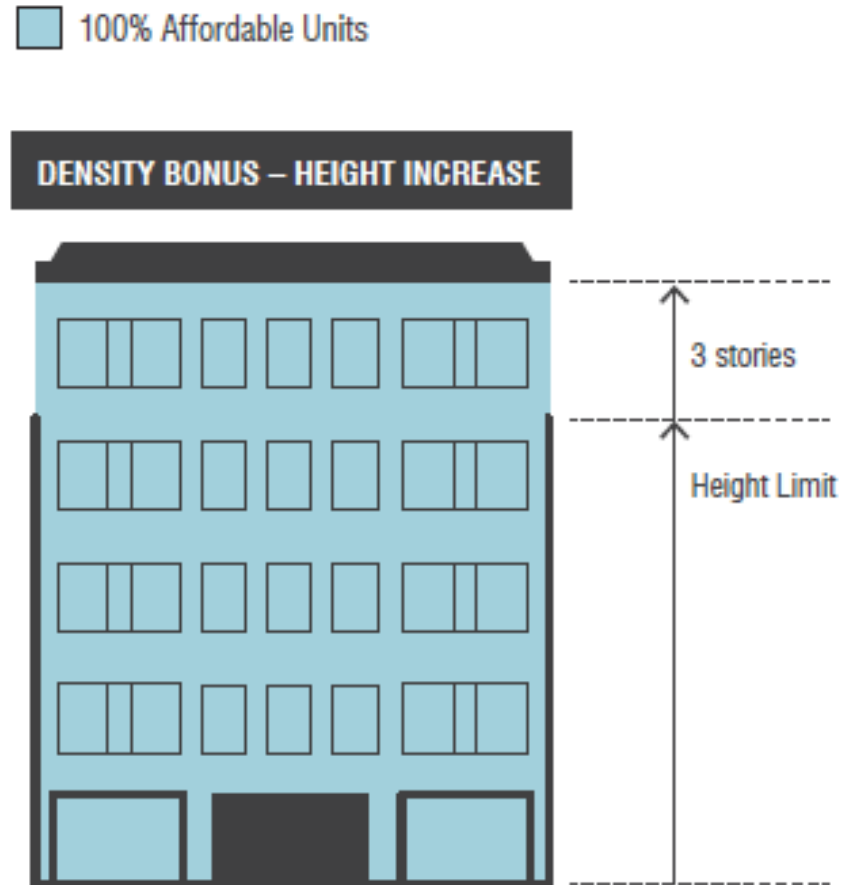


13-20% TOTAL AFFORDABLE
HOUSING UNITS
ON-SITE

- Incentives:
 - Up to two stories above existing height regulations
 - Increase in the total amount of housing units on-site

AFFORDABLE HOUSING BONUS PROGRAM

- Projects with **100 percent affordable units** will receive:
 - Up to three stories above existing height regulations



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with various buildings, streets, and a large highway interchange. In the background, there are rolling hills and mountains under a clear blue sky. The text "UPDATES AND RECENT REVISIONS" is overlaid in large, white, bold, sans-serif capital letters on the left side of the image.

UPDATES AND RECENT REVISIONS

COMMUNITY OUTREACH — AUGUST 2015-JANUARY 2016

- 12 community meetings
- 15 presentations to stakeholders
- Open House and Webinar
- Summary video
- Email updates, social media promotion, and posts Nextdoor



KEY LEGISLATIVE CHANGES

- Add
 - Lot merger limit
 - Program evaluation criteria
- Limit Program
 - No Group Housing and Efficiency Dwelling Units
 - New construction only
 - No projects that demolish rent control units
- Clarify
 - Definitions
 - Project application fees
 - Height increase clarification

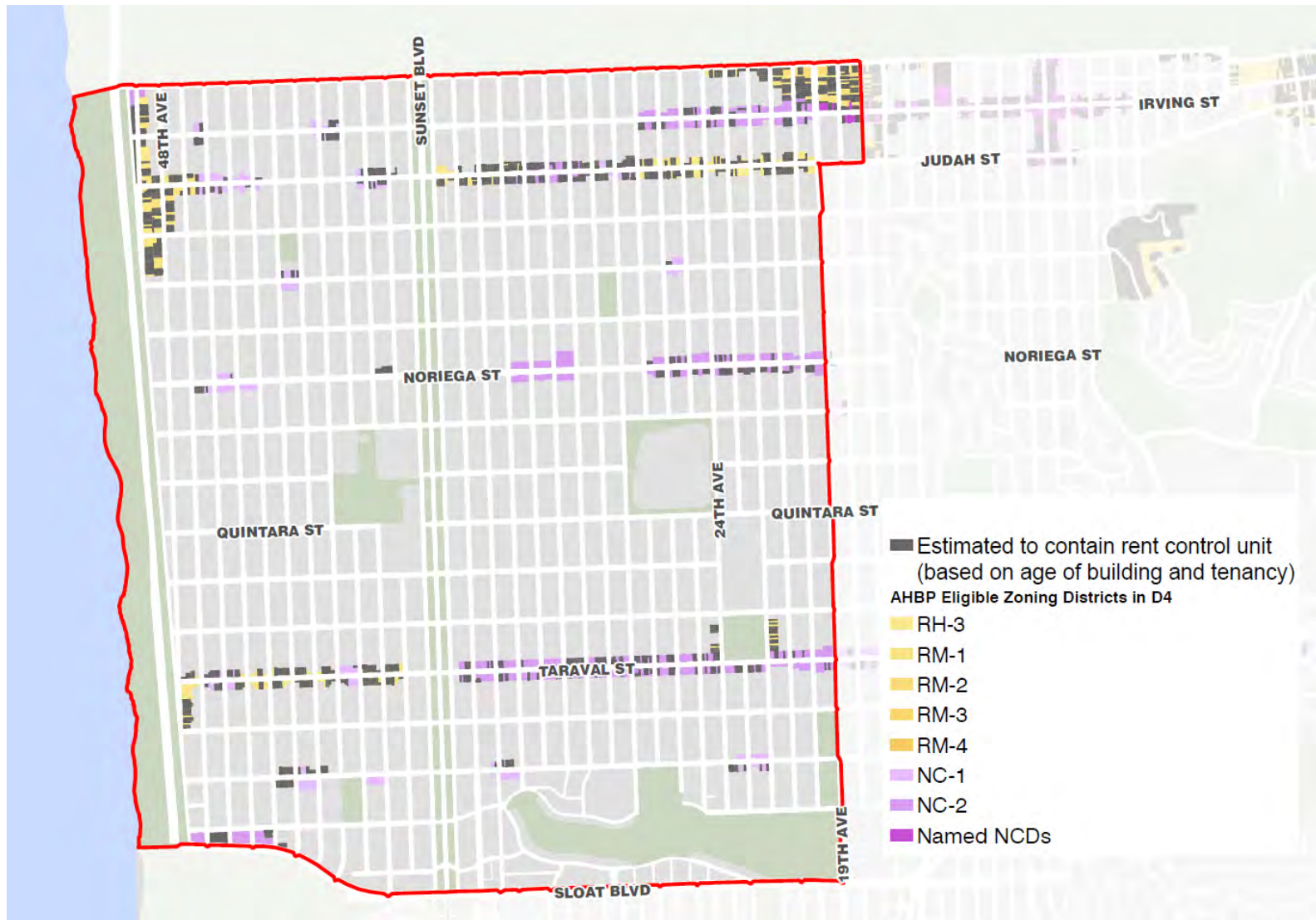
SUPERVISOR BREED'S LEGISLATION

Rent controlled units
Cannot be demolished for
projects using the AHBP.

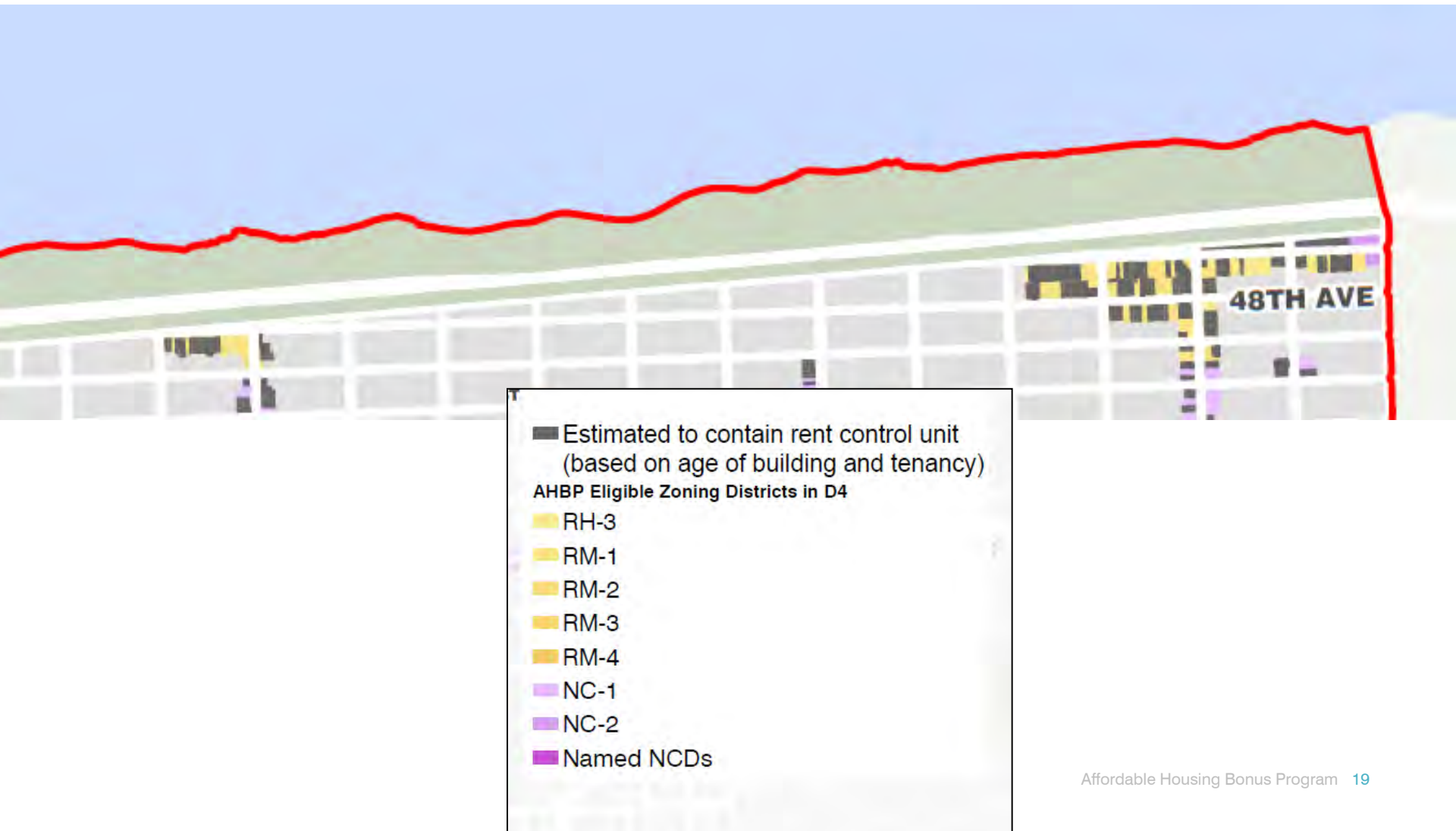
- The City will conduct a rent control tenant protection and replacement study over the next year



RENT CONTROL IN THE PROGRAM AREA



PROPERTIES ALONG THE GREAT HIGHWAY



SMALL BUSINESSES

- Mayor's Office of Economic and Workforce Development small business assistance programs
- Will receive notification early in the process
- Priority processing – expedited review and approval for relocation

COMMERCIAL CORRIDORS ON THE WEST SIDE

- Typical block length is around 240 feet
- Fit about 9-10 typical 25 x 100 foot parcels
- Existing block pattern contains irregularities



DRAFT LOT MERGER REGULATIONS FOR AHBP

- Cap Lot Widths in Planning Code:
 - Prohibits the merging of lots that result in more than 125 feet in lot frontage for projects located in a Neighborhood Commercial District for both the Local and State Analyzed Program.

DESIGN REVIEW PROCESS AND PUBLIC INPUT

PROCESS FOR AFFORDABLE BONUS PROJECTS IS CONSISTENT WITH CURRENT PRACTICE



COMMUNITY REVIEW



CITY REVIEW

1
**PRELIMINARY
PROJECT
ASSESSMENT**

2
**PRE APPLICATION
MEETING**

3
**PLANNING DEPARTMENT
REVIEW**

**CEQA PLANNING CODE
DESIGN REVIEW**

4
**NEIGHBORHOOD
NOTIFICATION**



**ENTITLEMENT:
MAY INCLUDE
PLANNING
COMMISSION HEARING**

AHBP PROJECT REVIEW PROCESS

- Process does not change for AHBP projects
- Same standards as any other project
- Design Guidelines are mandatory
- Community review opportunities:
 - Project development phase – Pre-Application Meeting
 - Planning Department review – Neighborhood notifications
 - Planning Commission hearing – Public comments

SOFT SITE EXAMPLES



SOFT SITE EXAMPLES



NORIEGA STREET AT 30TH AVENUE

SOFT SITE EXAMPLES



2100 MARKET STREET

SOFT SITE EXAMPLES



2559 VAN NESS AVE - 2009

SOFT SITE EXAMPLES



2559 VAN NESS AVE - 2015



**WHAT WILL NEW HOUSING
LOOK LIKE?**

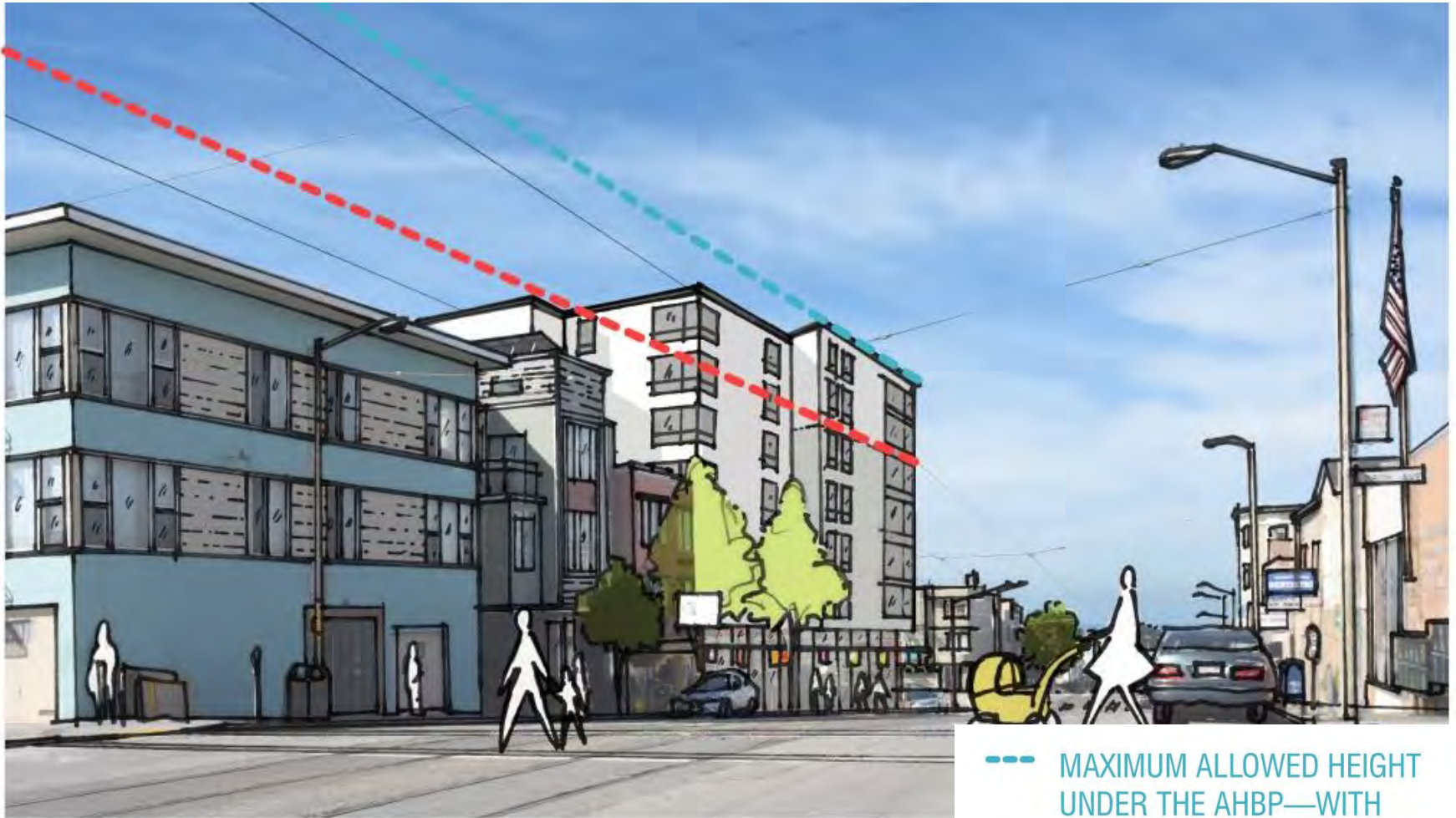
POSSIBLE UNDER CURRENT ZONING



. Up to 15 homes in a 50' building are allowed under current zoning.

- MAXIMUM ALLOWED HEIGHT UNDER THE AHBP—WITH 30% AFFORDABLE HOMES
- CURRENT HEIGHT LIMIT

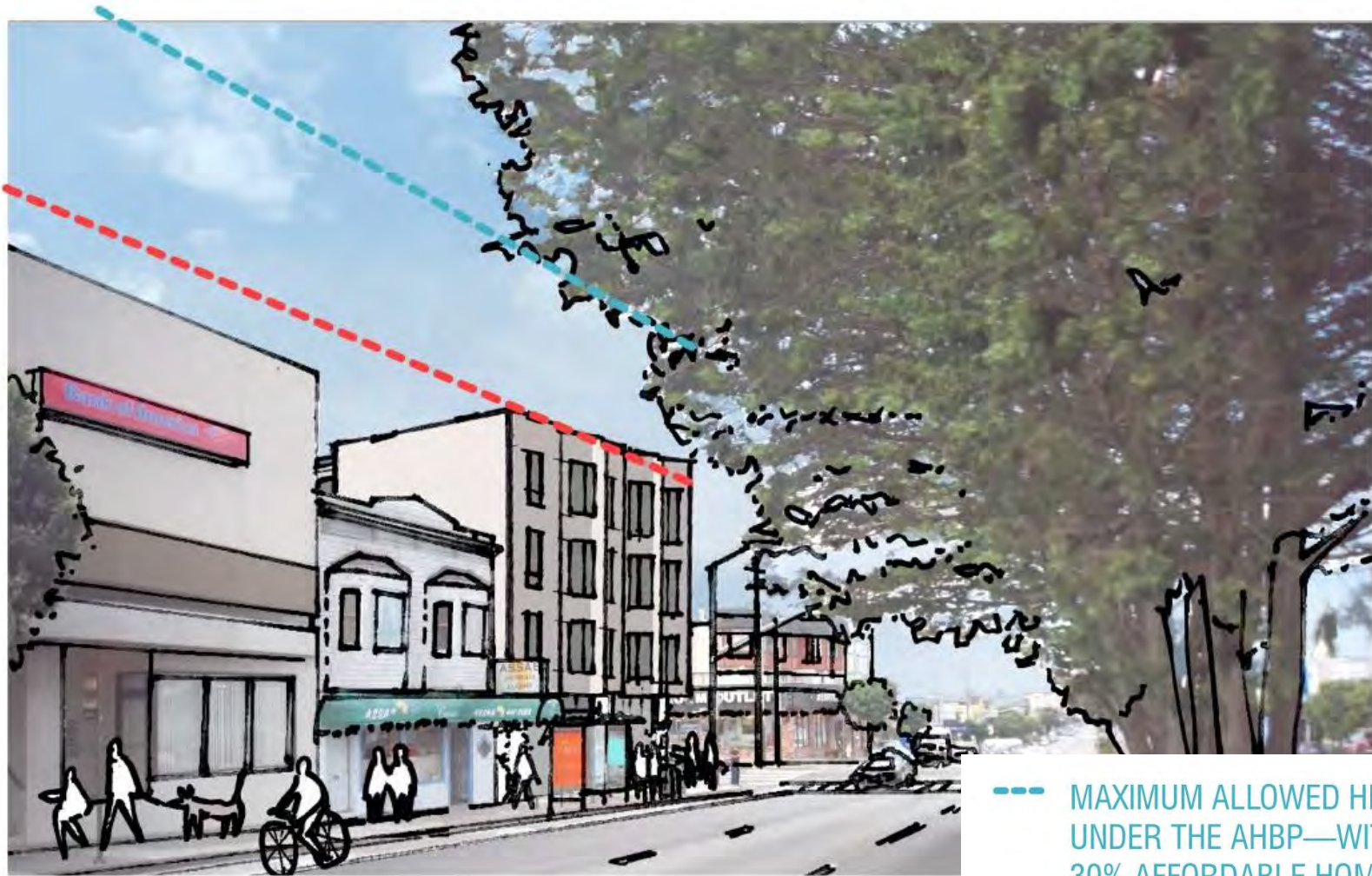
POSSIBLE UNDER AHBP



Under the AHBP, 46 homes could be built in a 75' building.

- MAXIMUM ALLOWED HEIGHT UNDER THE AHBP—WITH 30% AFFORDABLE HOMES
- CURRENT HEIGHT LIMIT

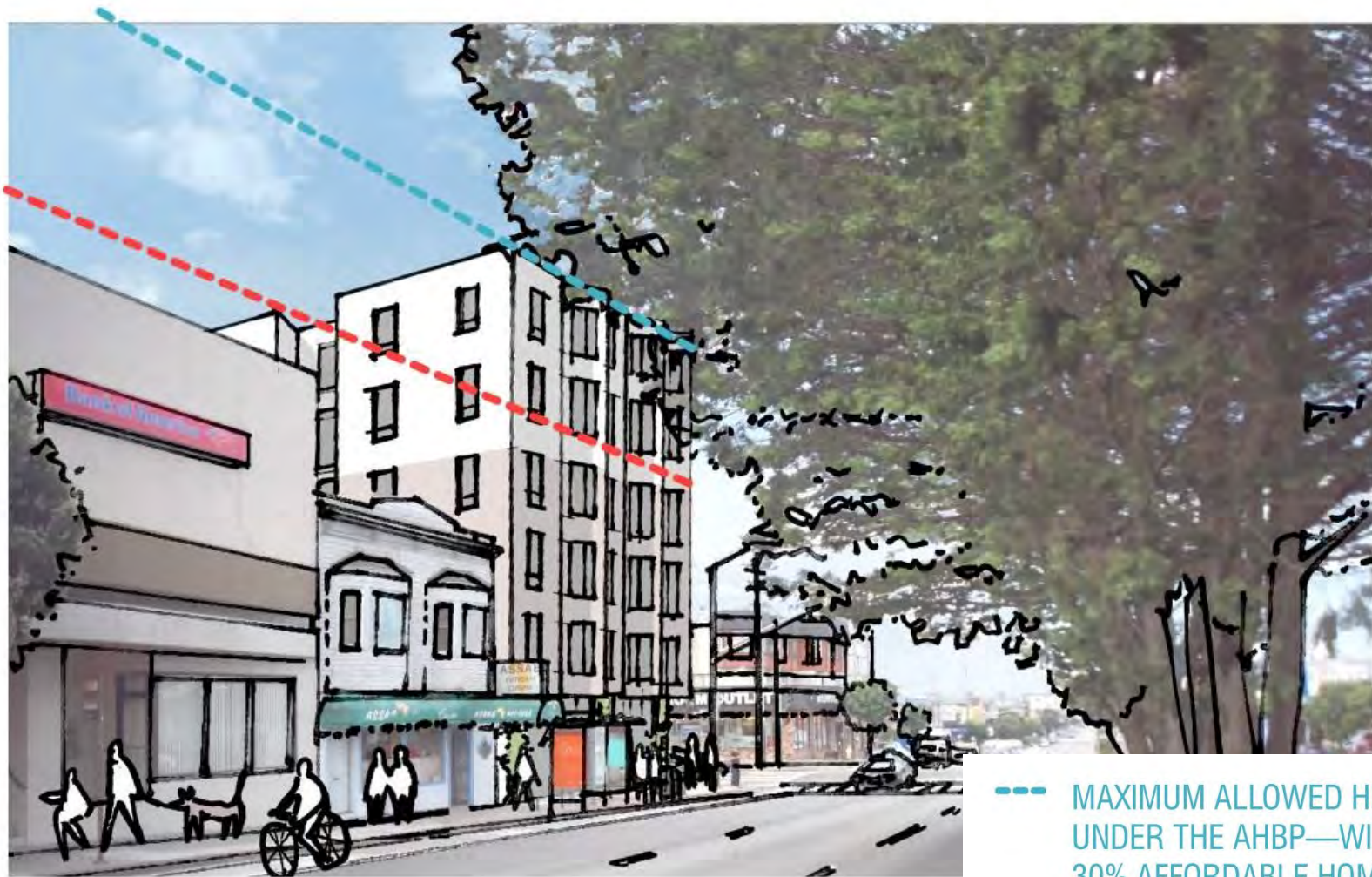
POSSIBLE UNDER CURRENT ZONING



- MAXIMUM ALLOWED HEIGHT UNDER THE AHBP—WITH 30% AFFORDABLE HOMES
- CURRENT HEIGHT LIMIT

Up to 8 homes in a 40' building are allowed under current zoning.

POSSIBLE UNDER AHBP



Under the AHBP, 13 homes could be built in a 65' building.

- MAXIMUM ALLOWED HEIGHT UNDER THE AHBP—WITH 30% AFFORDABLE HOMES
- CURRENT HEIGHT LIMIT

NEXT STEPS AND LEARN MORE



NEXT STEPS

- January 28th – Hearing at the Planning Commission
 - Proposed Adoption of General Plan Amendments
 - Consideration of Mayor and BOS sponsored Ordinance
- TBD – Land Use Committee Hearings
- TBD – Full Board of Supervisor Hearings
- TBD – Mayor's signature
- Implementation – Spring 2016 (projected)

LEARN MORE

Website – <http://www.sf-planning.org/AHBP>

- FAQs
- Video
- Project updates via email list serve
- Interactive webinar
- Draft legislation and guidelines
- Analysis, reports and studies
- Videos, materials and follow up from previous presentations and meetings
- Existing plans and programs

Upcoming Meetings:

- Community meetings
 - District 8 Community Meeting – January 21, 2016
 - District 1 Community Meeting – January 23, 2016
 - Alamo Square Neighborhood Association Meeting – January 25, 2016
- Planning Commission meetings
 - Adoption Hearing - January 28, 2016

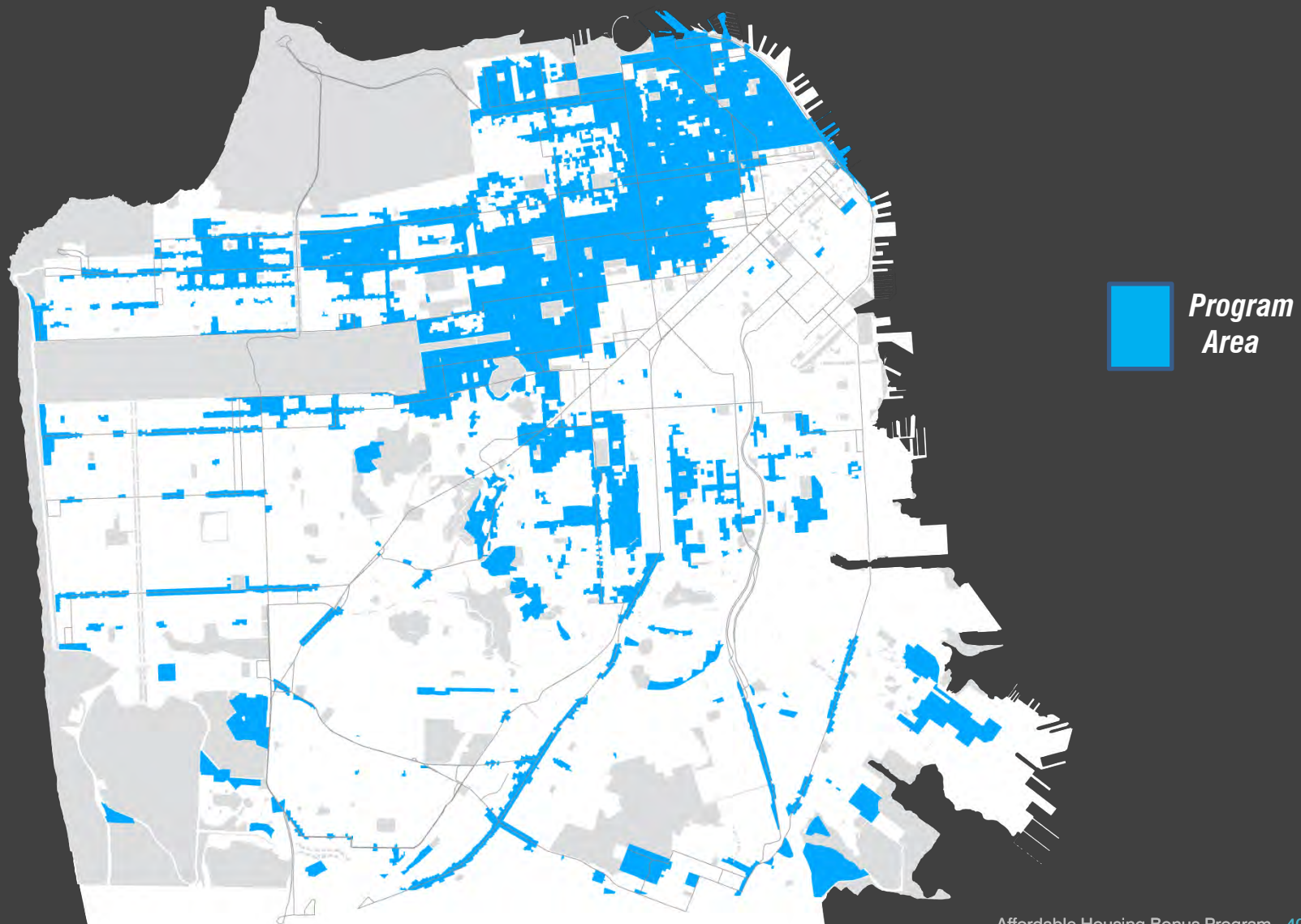
QUESTIONS AND ANSWERS

Please pass your index cards to a team member.

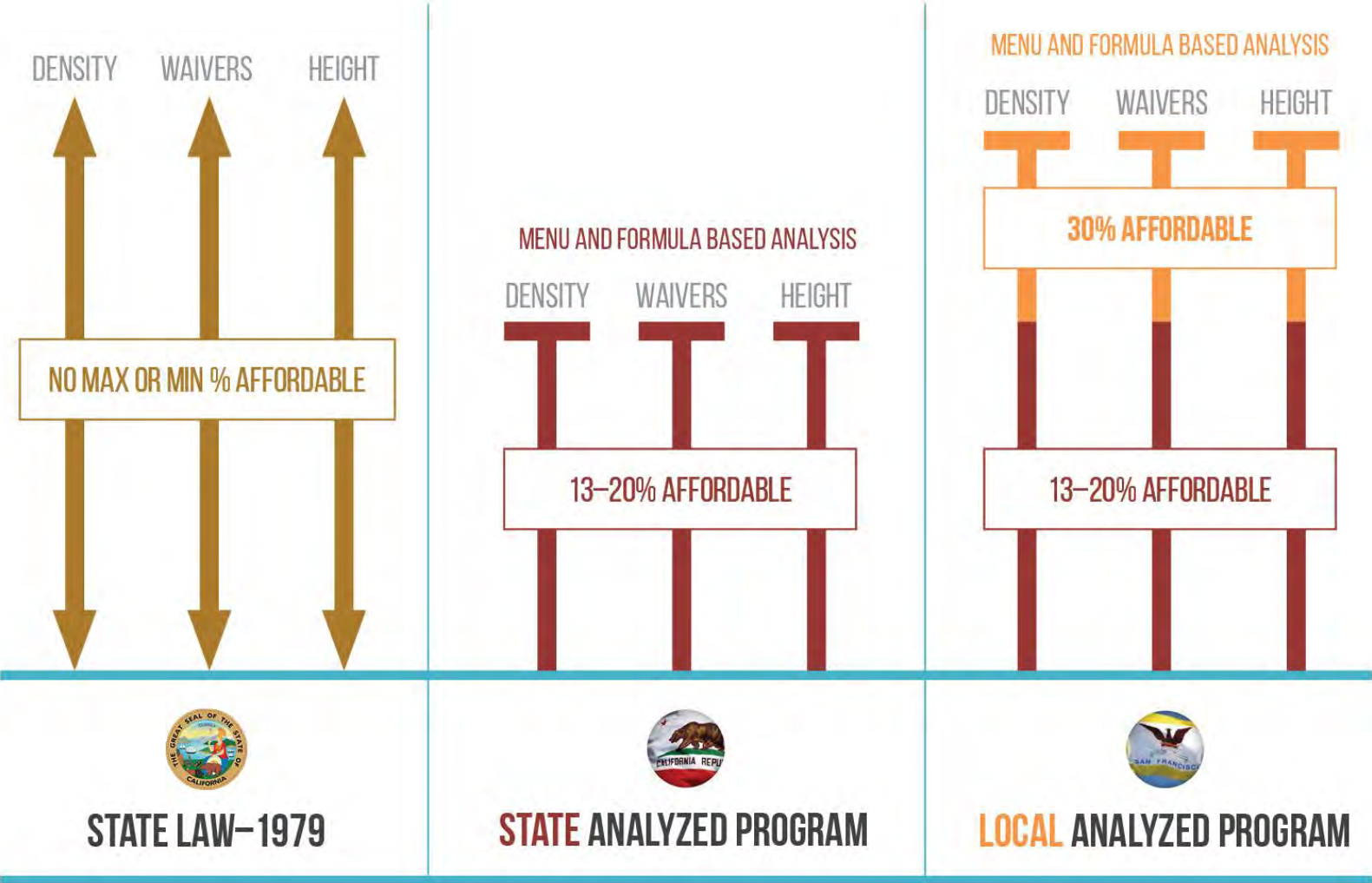
THANK YOU!

www.sf-planning.org/AHBP

CITYWIDE PROGRAM AREA: KEY MIXED-USE AND COMMERCIAL CORRIDORS



COMPARING STATE LAW TO AHBP PROGRAMS



OTHER TOOLS TO PROVIDE AFFORDABLE HOUSING

Very Low-Income \$0-\$21,400/year for 1 person	Various programs provided by: <ul style="list-style-type: none">• US Housing and Urban Development• Housing Authority• City of San Francisco
Low-Income \$39,250/year for 1 person \$64,200/year for 1 person	Below Market Rate Inclusionary Housing <ul style="list-style-type: none">• Rental• Ownership
Low-Income \$42,800/year for 1 person	Affordable Rental Program
Moderate-Income \$85,600/year for 1 person	Down Payment Loan Assistance Program
Middle-Income \$142,700/year for 1 person	Teacher Next Door Down Payment Assistance
All incomes	Small Sites Program

AVERAGE RENT FOR A ONE-BEDROOM APARTMENT IN SF: \$3,490*

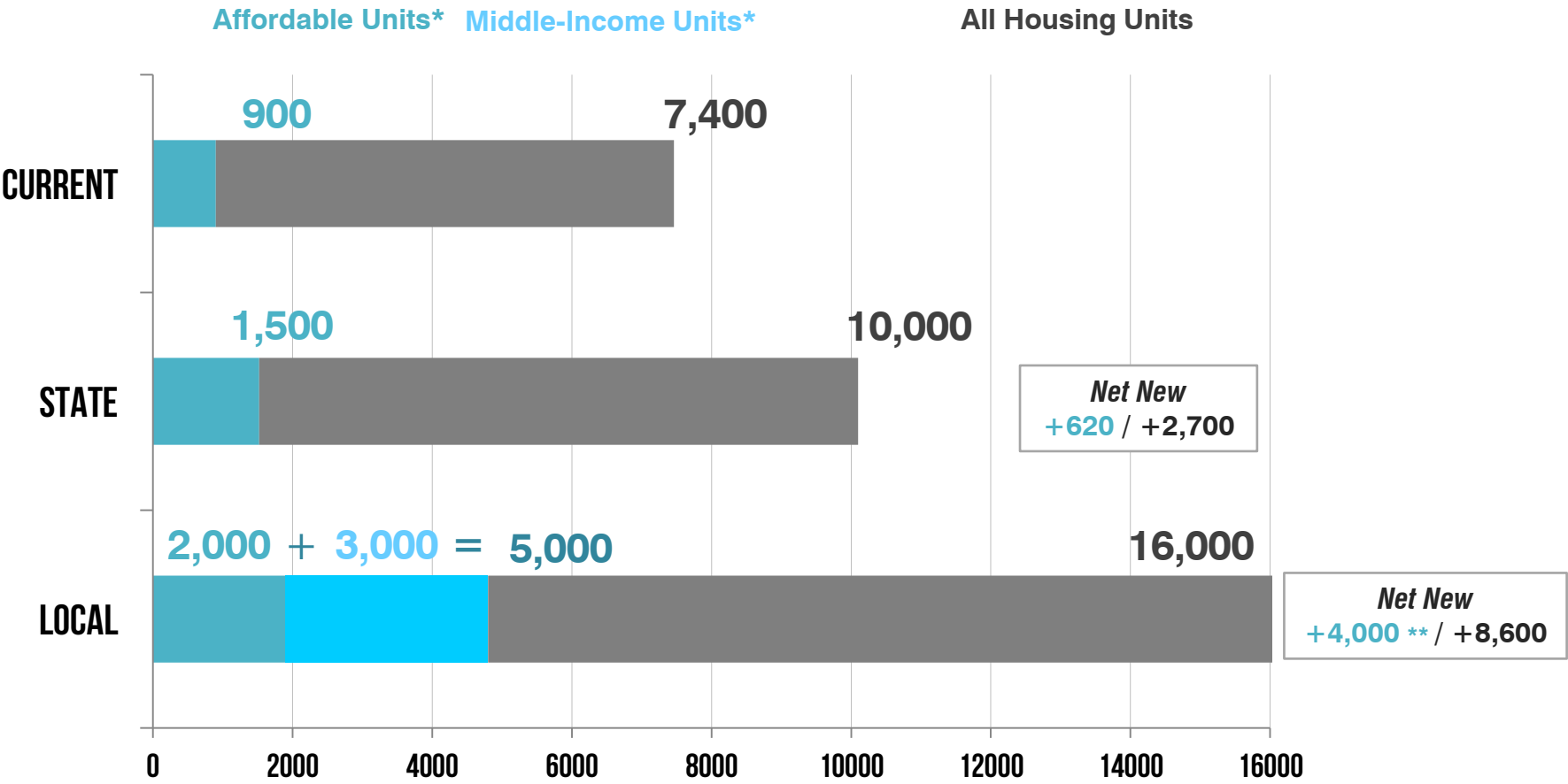
One-person Household	Affordable Monthly Rent
Very-low income	\$900
Low-income	\$1,425
Moderate-income	\$2,125
Middle-income	\$2,500

AVERAGE RENT FOR A TWO-BEDROOM APARTMENT IN SF: \$4,630*

Two-three person Household	Affordable Monthly Rent
Very-low income	\$1,000
Low-income	\$1,600
Moderate-income	\$2,400
Middle-income	\$2,800

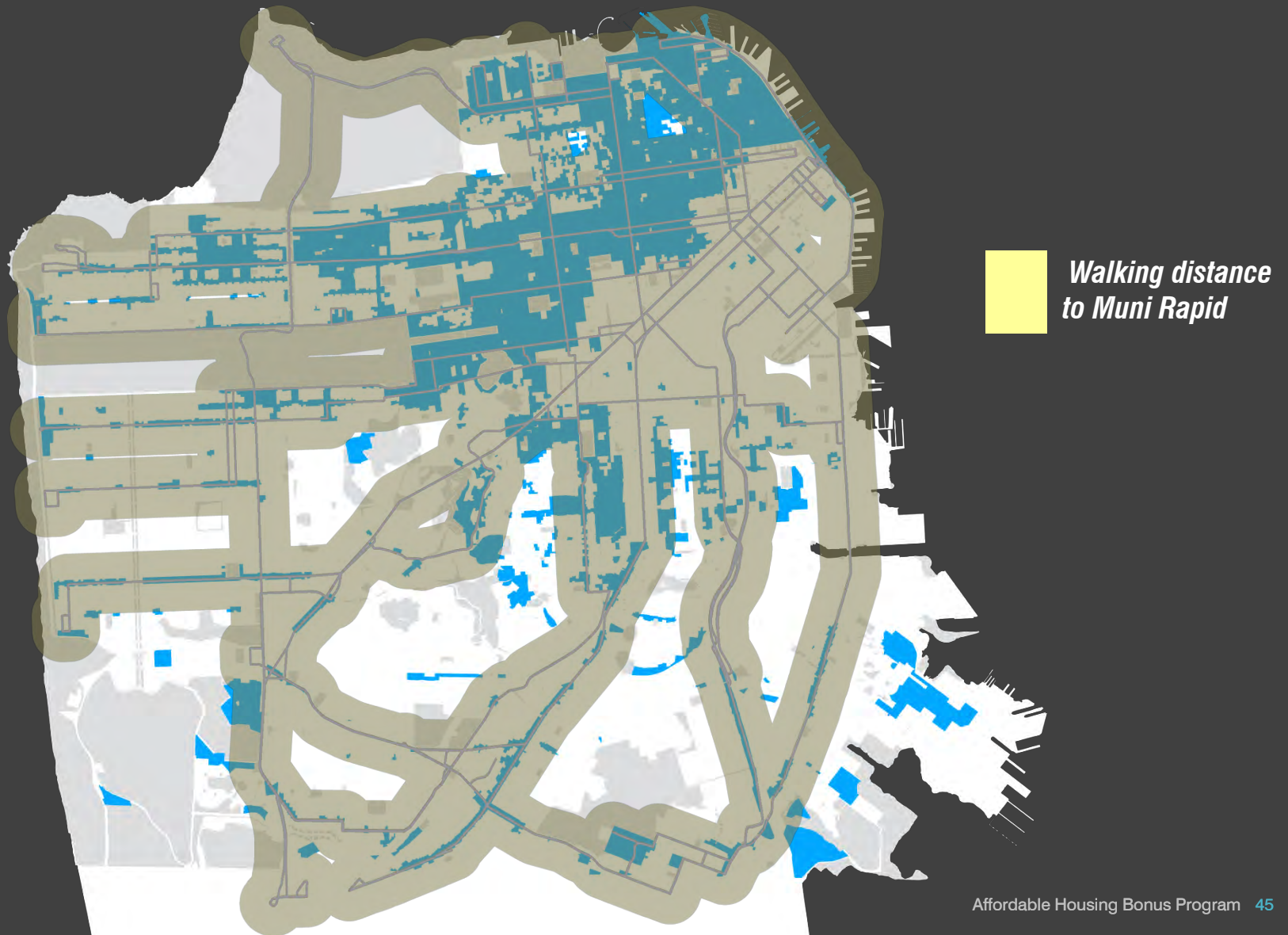
*as of 1/6/16

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

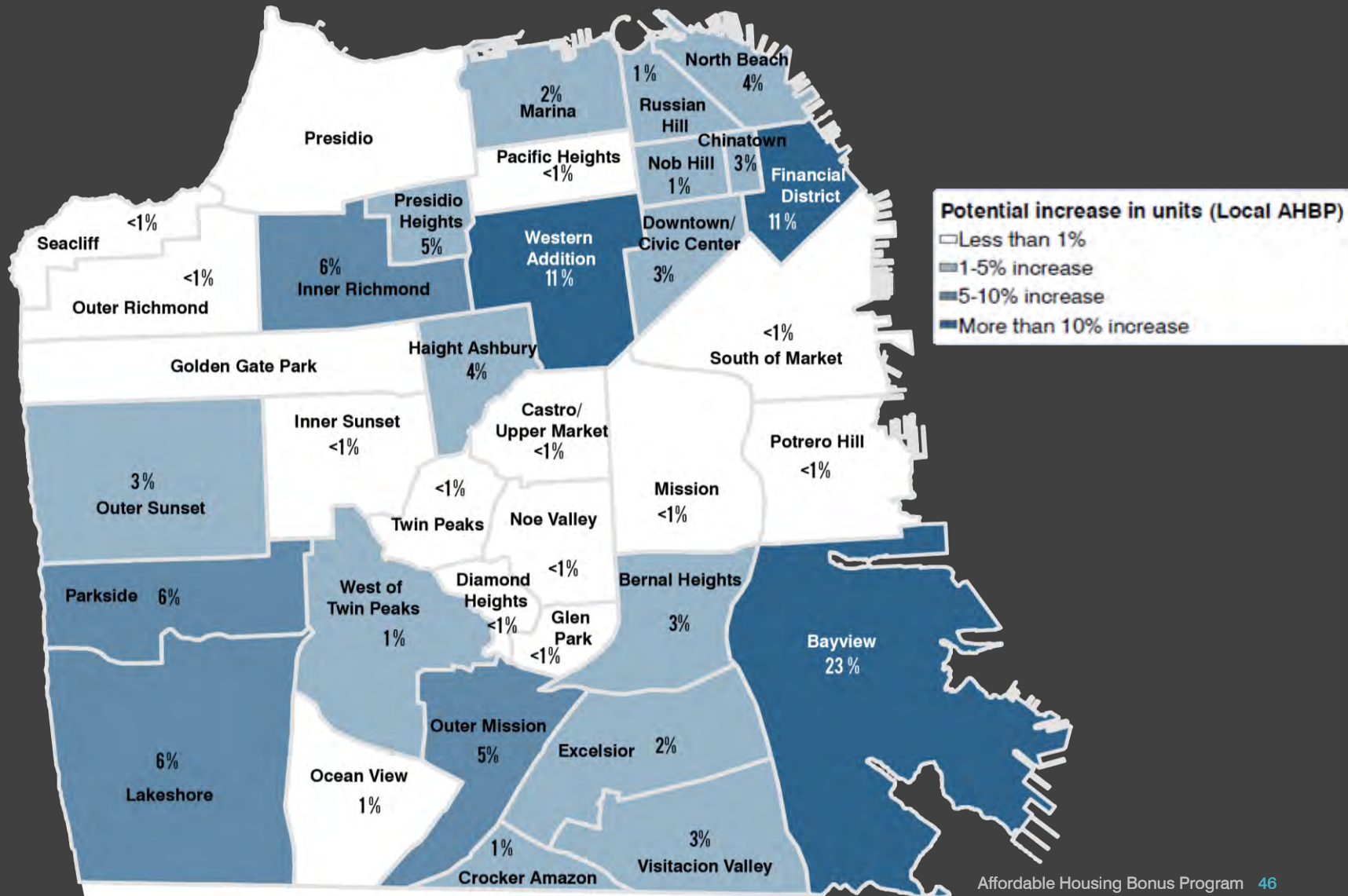


Affordable Units – permanently affordable, deed restricted housing units built by market rate developers.
* Assumes all projects provide inclusionary units onsite. Does not include 100% affordable housing projects.
** Includes some middle income units for 120% or 140% AMI.

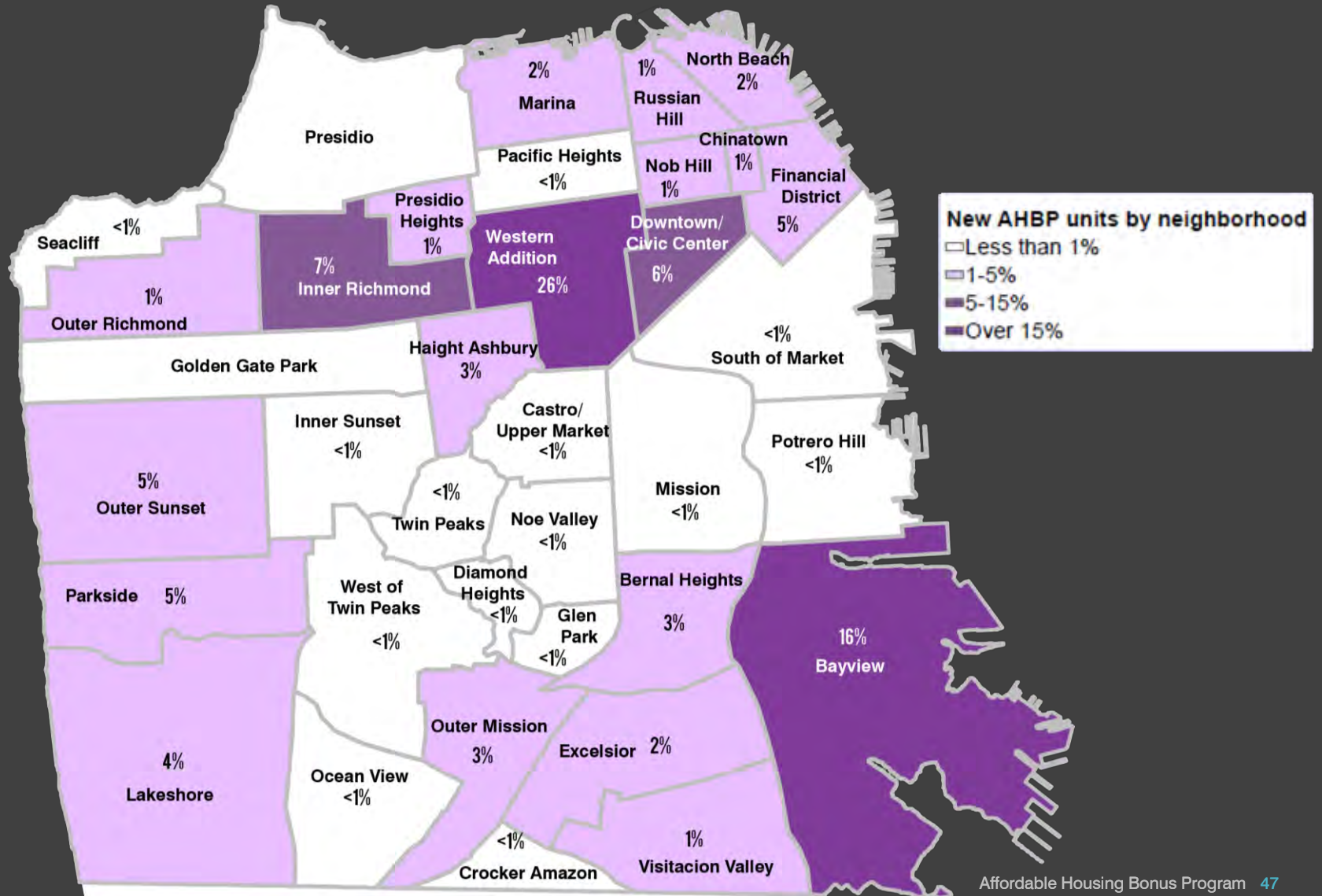
AHBP PROGRAM AREA: NEAR TRANSIT



POTENTIAL INCREASE IN UNITS BY NEIGHBORHOOD



POTENTIAL AHBP BUILDINGS BY NEIGHBORHOOD





LOCAL AHBP DRAFT ZONING MODIFICATIONS-UP TO 3

Rear Yard: No less than 20% of the lot depth, or 15 feet whichever is greater

Exposure: May be satisfied through qualifying windows facing an unobstructed open area that is at least 25 feet in every horizontal and such open area is not required to expand on subsequent floors

Off-Street Loading: None Required

Parking: Up to a 75% reduction in residential and commercial requirements

Open Space: 5% reduction for common open space

Open Space: An additional 5% reduction in common open space



100 % AFFORDABLE AHBP DRAFT ZONING MODIFICATIONS

Rear Yard: No less than 20% of the lot depth, or 15 feet whichever is greater

Exposure: May be satisfied through qualifying windows facing an unobstructed open area that is at least 15 feet in every horizontal and such open area is not required to expand on subsequent floors

Off-Street Loading: None Required

Parking: Up to a 100% residential and commercial requirements

Open Space: Up to 10% reduction for common open space



STATE AHBP DRAFT INCENTIVES AND CONCESSIONS

Rear Yard: No less than 20% of the lot depth, or 15 feet whichever is greater

Exposure: May be satisfied through qualifying windows facing an unobstructed open area that is at least 25 feet in every horizontal and such open area is not required to expand on subsequent floors

Off-Street Loading: None Required

Parking: Up to a 50% reduction in residential and commercial requirements

Open Space: 5% reduction for common open space

Open Space: An additional 5% reduction in common open space

ENTITLEMENT OF 30% AFFORDABLE OR MORE -328

PROCESS FOR AFFORDABLE BONUS PROJECTS IS CONSISTENT WITH CURRENT PRACTICE



ENTITLEMENT 328

PLANNING COMMISSION
HEARING

- Modeled after LPA in Eastern Neighborhoods
- Commission Hearing-Public Input and Certainty for Developer
- Focused on Design Review and Consistency with the Affordable Housing Design Guidelines
- Findings must be completed if the project requires a Conditional Use
- Appeal to the Board of Appeals

Serving the Continuum of Housing Needs

MOHCD Affordable Rental

Up to 60% AMI

BMR Inclusionary Rental

Up to 55% AMI

BMR Inclusionary Ownership

Up to 90% AMI

Down Payment Assistance Loan Program (DALP)

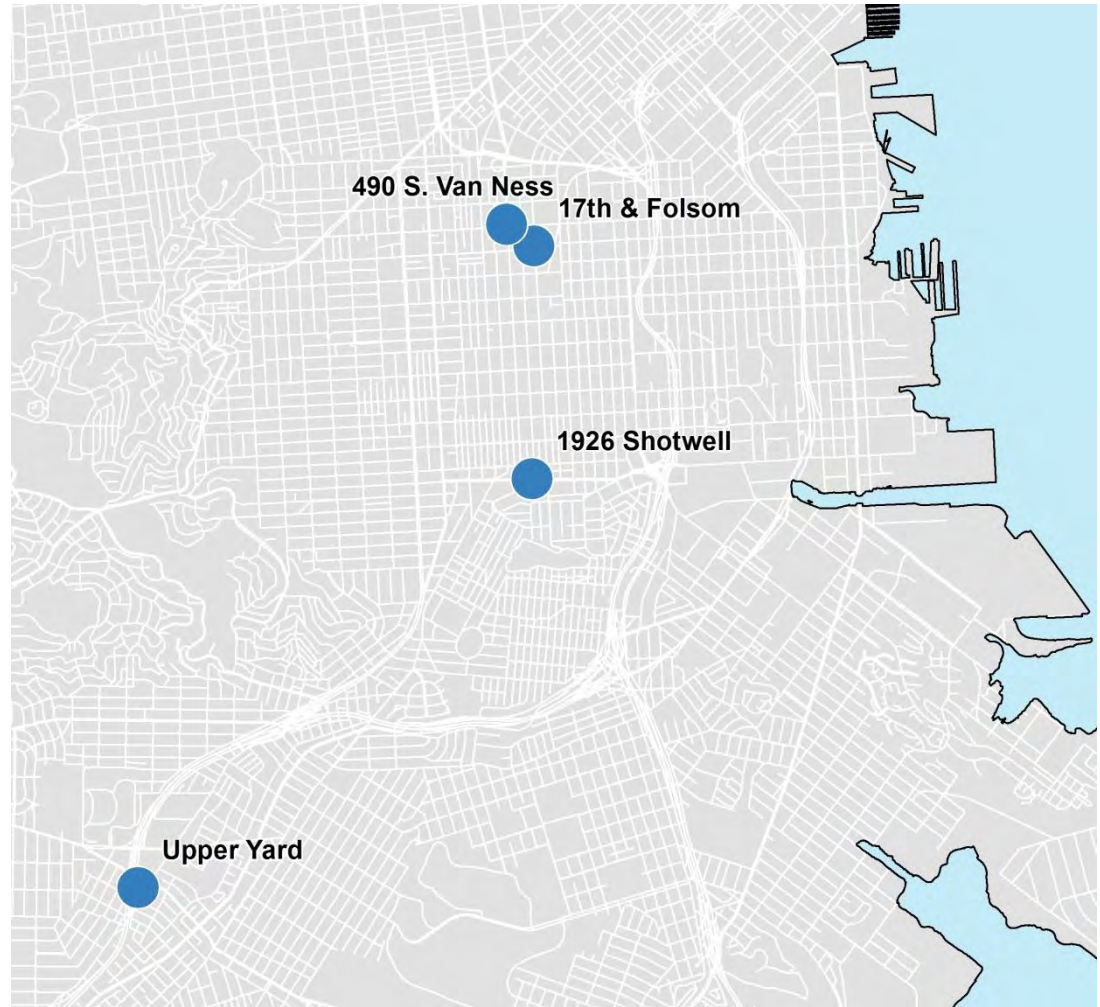
Up to 120% AMI

Teacher Next Door Down Payment Assistance (TND)

Up to 200% AMI



LOCAL PROGRAM: 100 % AFFORDABLE PROJECTS



POSSIBLE UNDER CURRENT ZONING



Current zoning allows up to 47 homes in a 65' building.

- MAXIMUM ALLOWED HEIGHT UNDER THE AHBP—WITH 30% AFFORDABLE HOMES
- CURRENT HEIGHT LIMIT

POSSIBLE UNDER AHBP



Under the AHBP, 65 homes could be built in a 85' building.

- MAXIMUM ALLOWED HEIGHT UNDER THE AHBP—WITH 30% AFFORDABLE HOMES
- CURRENT HEIGHT LIMIT

WHAT COULD NEW AHBP BUILDINGS LOOK LIKE?



Buildings in this area are currently allowed 40' in height, but this 1911 apartment building is about 65', similar to a new AHBP building with 35% affordable homes.

WHAT COULD NEW AHBP BUILDINGS LOOK LIKE?



Buildings in this area are currently allowed 40' in height, but this 1913 building is about 55'.

WHAT COULD NEW AHBP BUILDINGS LOOK LIKE?

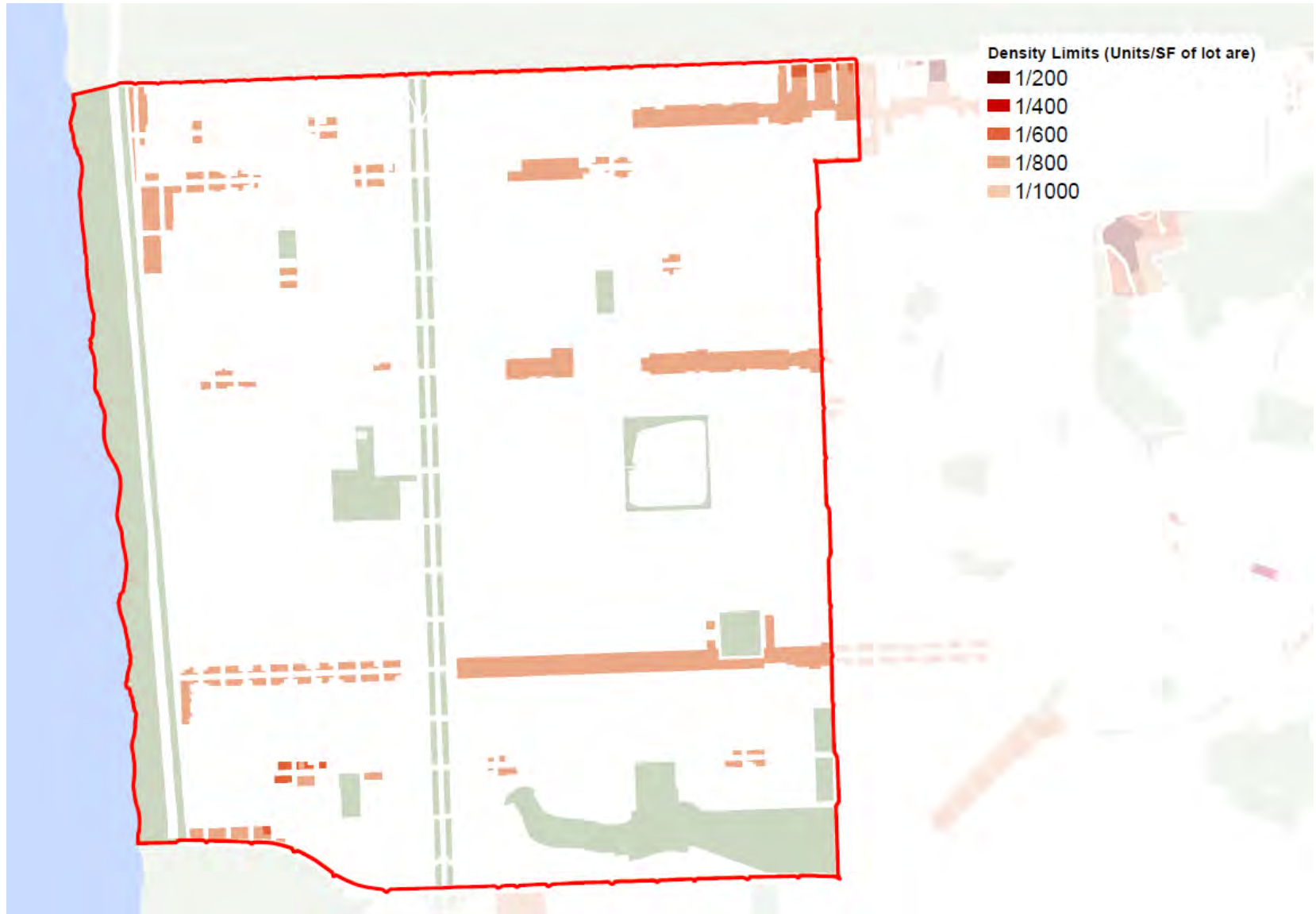


This apartment building (circa 1928) exceeds the existing 40' height limit by at least 3 stories .

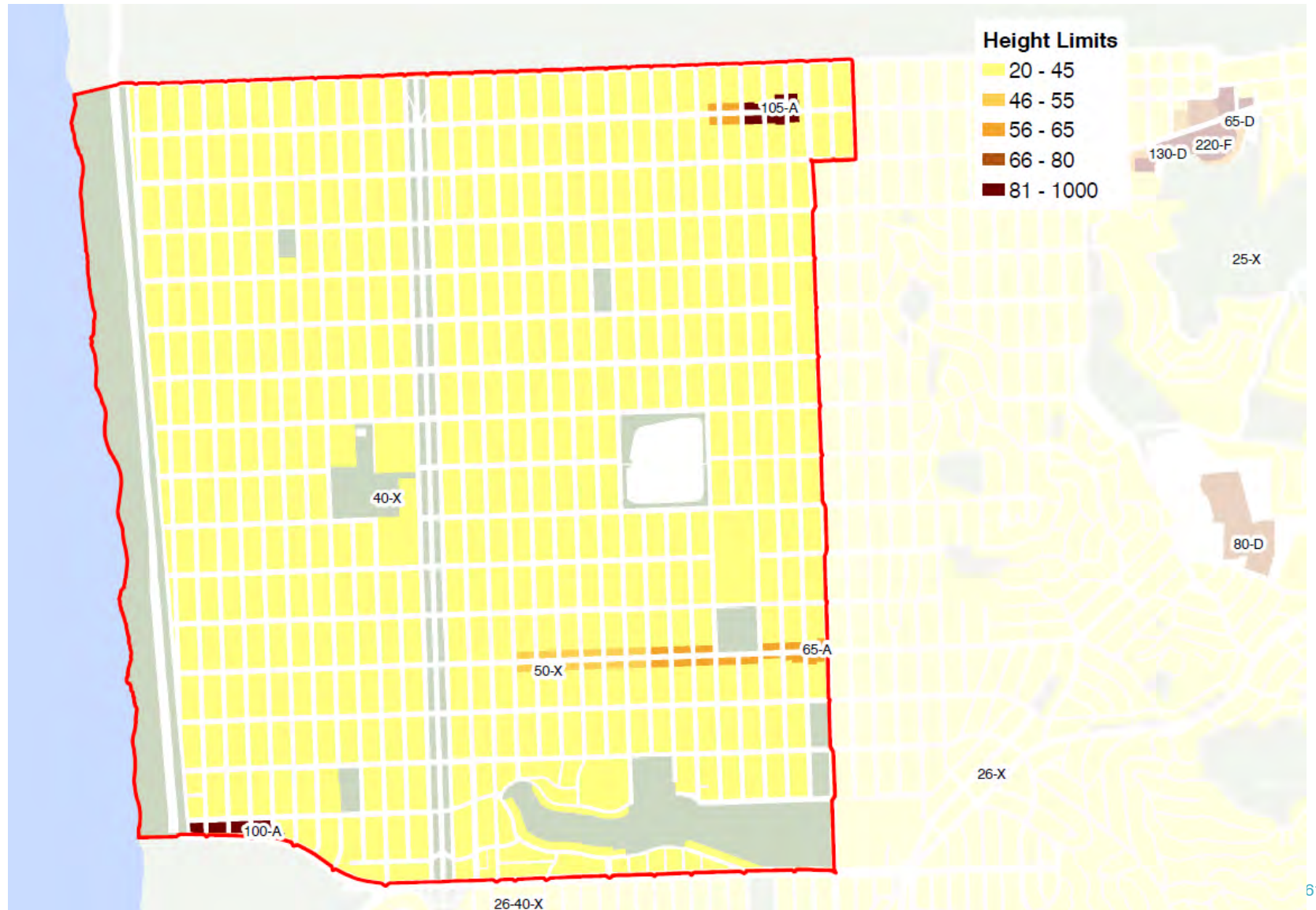
EXISTING ZONING DISTRICTS



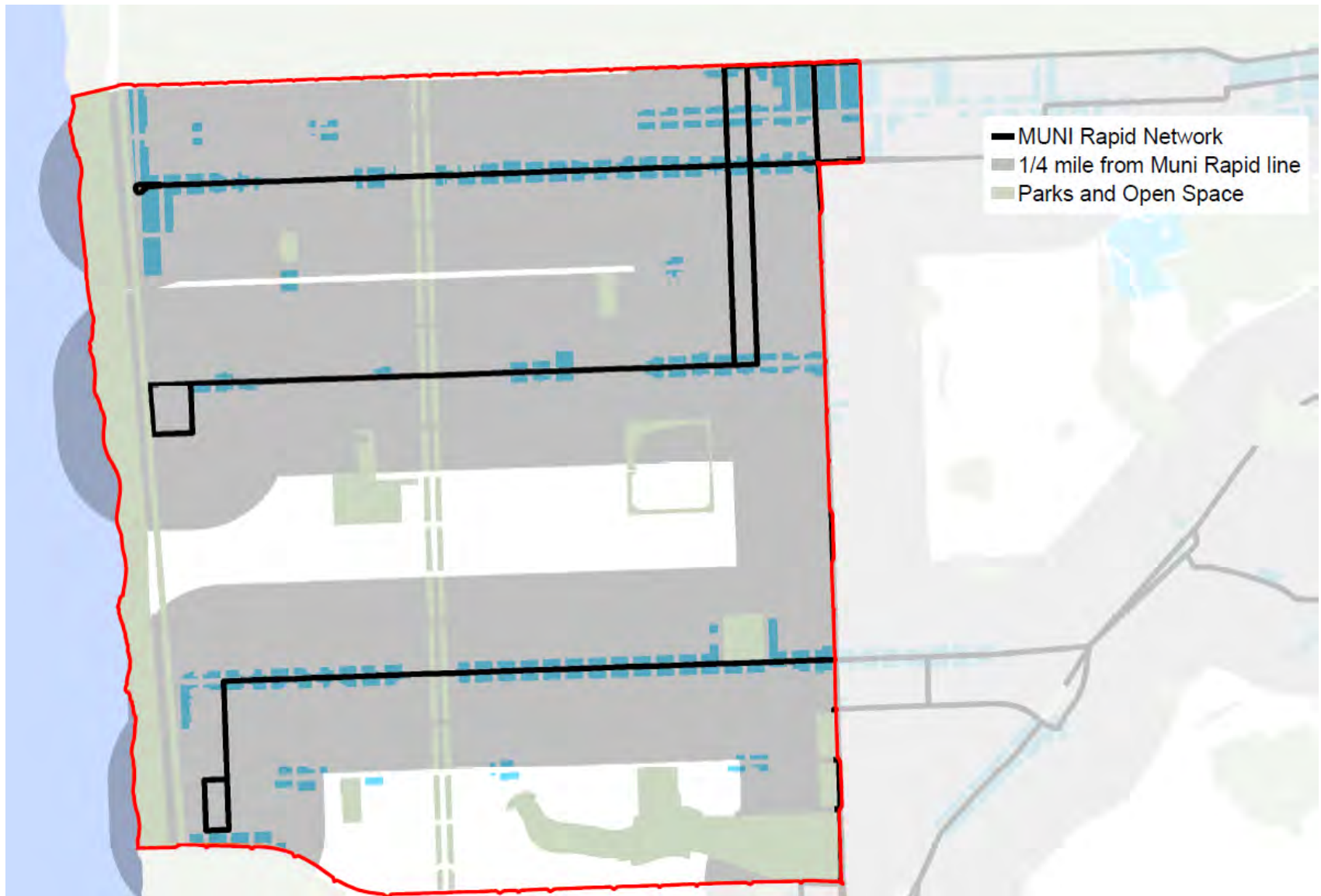
DENSITY CONTROLS



HEIGHT LIMITS



PROGRAM AREA AND WALKING DISTANCE TO TRANSIT



EXISTING REGULATIONS: LOT MERGERS

- Since 2008, 37 lot mergers, averaging less than 5 per year
- Common in RH-1 and RH-2 Districts
- Regulated in a few of the City's Districts (Code Section 121.7)

EXISTING REGULATIONS: LOT MERGERS

In RTO Districts, merger of lots creating a lot greater than 5,000 square feet shall not be permitted

Street or District	Lot Frontage Limit
Hayes, from Franklin to Laguna	50 feet
RED and RED-MX	50 feet
Church Street, from Duboce to 16th Street	100 feet
Divisadero Street NCT except for the east and west blocks between Oak and Fell, Fillmore Street NCT, Folsom Street NCT, RCD, WMUG, WMUO, and SALI	100 feet
Market, from Octavia to Noe	150 feet
Ocean Avenue in the Ocean Avenue NCT	See Subsection (e)
Inner and Outer Clement NCDs	50 feet
NC-2 districts on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 38th Avenue	50 feet