

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!

A photograph of a densely packed hillside of colorful houses, likely in San Francisco. The houses are built on a steep slope and feature various architectural styles and colors, including red, yellow, white, and blue. The sky is a clear blue with scattered white clouds. The overall scene is bright and sunny.

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



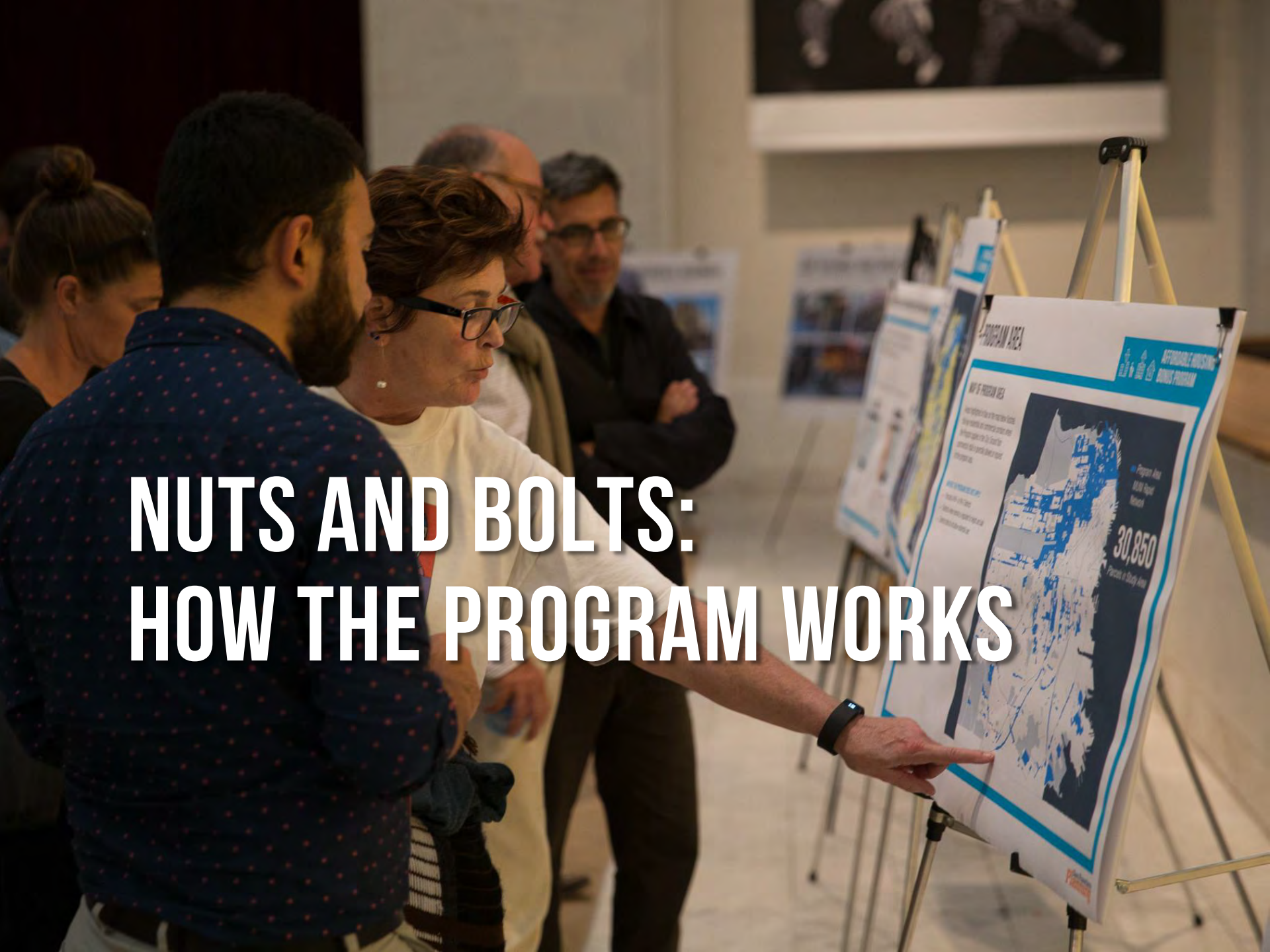
An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with various buildings, streets, and a large highway interchange. In the background, there are rolling hills and mountains under a clear blue sky. The text "WHAT'S 'AFFORDABLE'?" is overlaid in large, white, bold, sans-serif font across the middle of the image.

WHAT'S 'AFFORDABLE'?

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

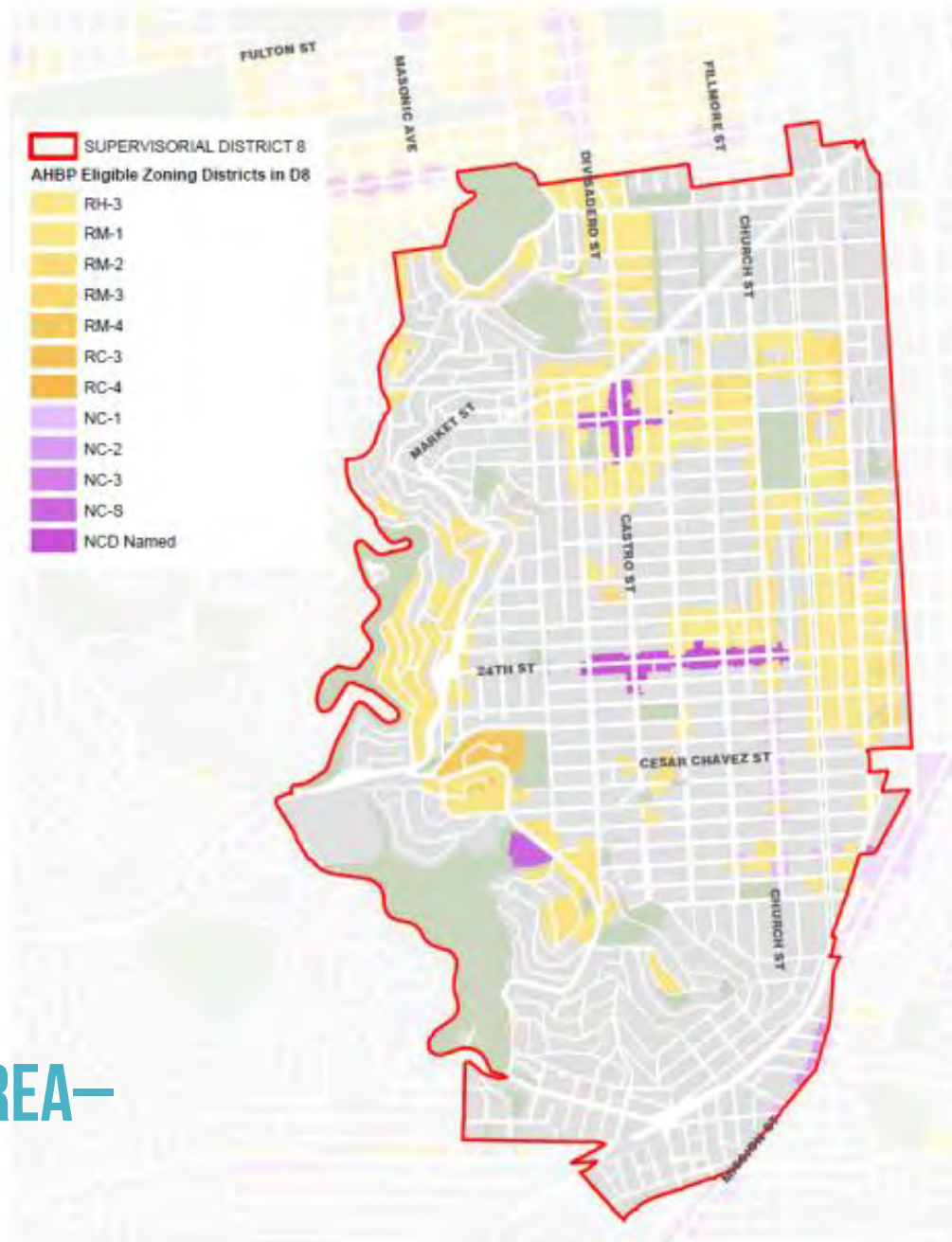
NUTS AND BOLTS: HOW THE PROGRAM WORKS



PROGRAM AREA

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





PROGRAM AREA— DISTRICT 8

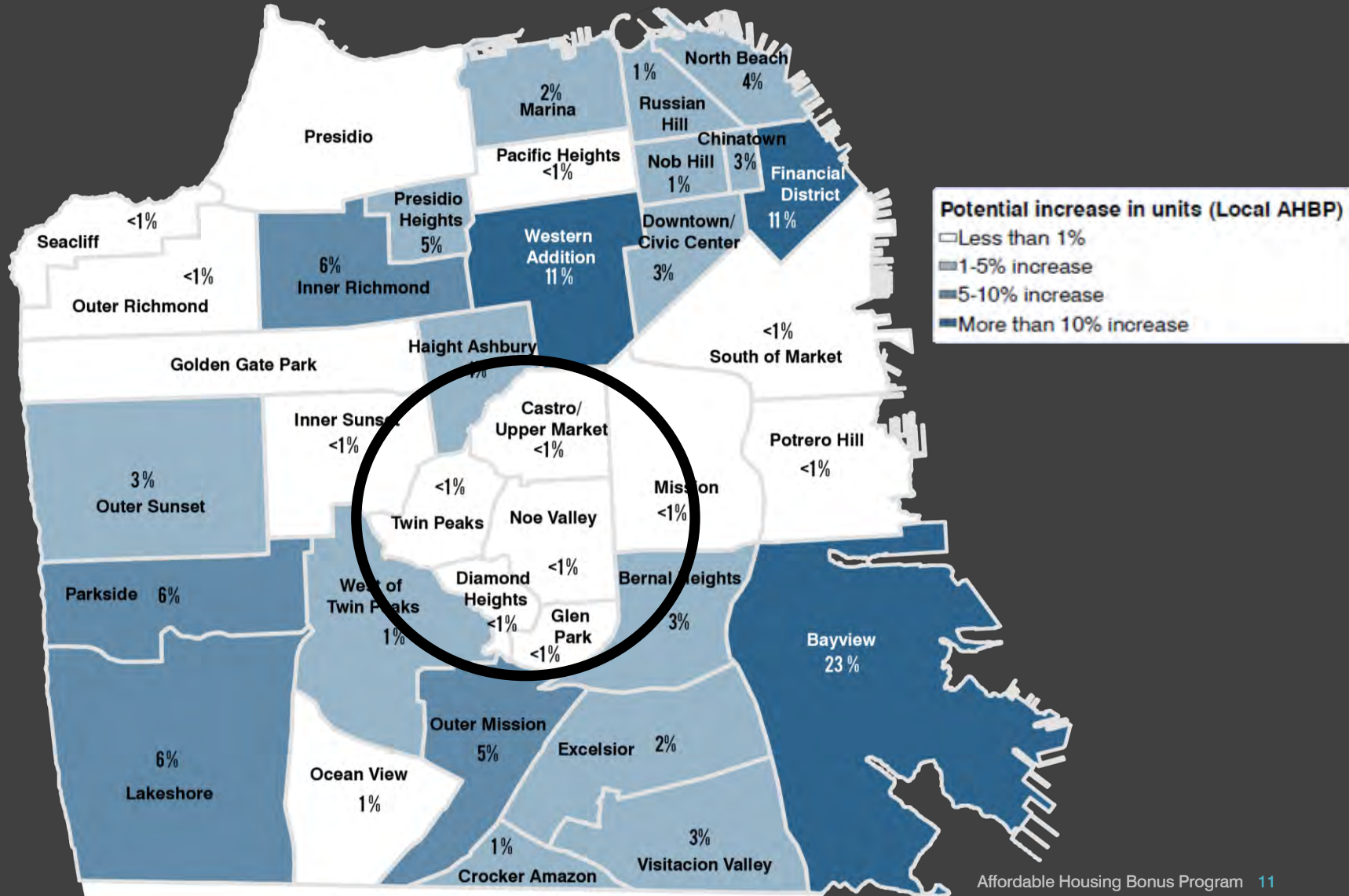
RH-1, RH-2 and parcels estimated to contain rent controlled units

-  SUPERVISORIAL DISTRICT 8
- AHBP Eligible Zoning Districts in D8
 -  RH-3
 -  RM-1
 -  RM-2
 -  RM-3
 -  RM-4
 -  RC-3
 -  RC-4
 -  NC-1
 -  NC-2
 -  NC-3
 -  NC-5
 -  NCD Named



RENT CONTROLLED UNITS— DISTRICT 8

POTENTIAL INCREASE IN UNITS OVER THE NEXT 20 YEARS



SOFT SITE EXAMPLES



GEARY NEAR DIVISADERO

SOFT SITE EXAMPLES



2200 MARKET STREET, 2009

SOFT SITE EXAMPLES



2200 MARKET STREET, 2015

PROPOSED AFFORDABLE HOUSING BONUS PROGRAM

Mandated State Program	Proposed Local Program	Proposed 100% Affordable
13-20% affordable units onsite	30% affordable units onsite	100% affordable units onsite
Will receive: <ul style="list-style-type: none"> • Up to 2 stories • Increase in the total number of units onsite 	Will receive: <ul style="list-style-type: none"> • Up to 2 stories • Increase in the total number of units onsite 	Will receive: <ul style="list-style-type: none"> • Up to 3 stories



**WHAT WILL NEW HOUSING
LOOK LIKE AND WHAT IS THE
APPROVAL PROCESS?**

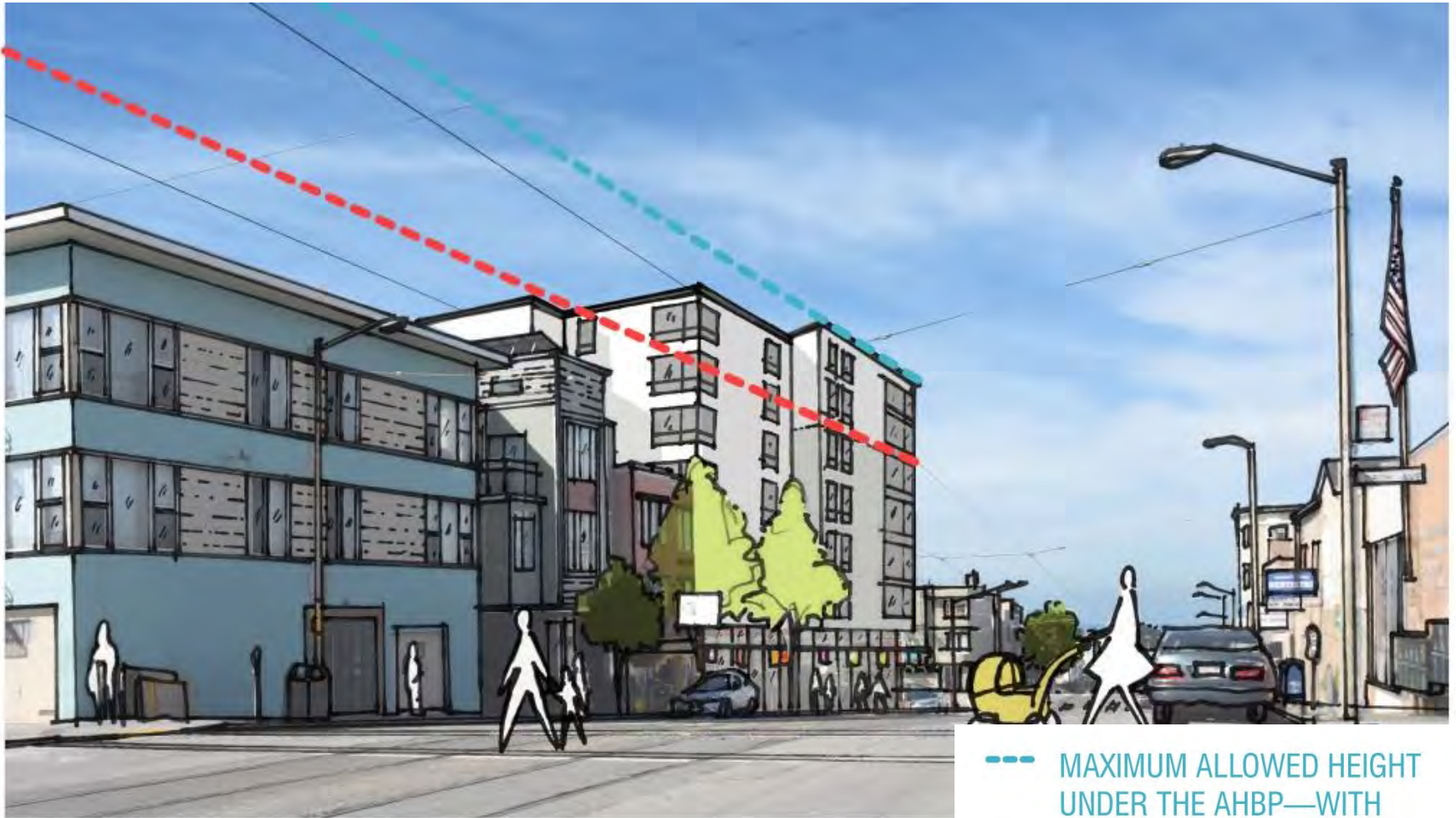
POSSIBLE UNDER CURRENT ZONING



. 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.

14 affordable homes-6 low/moderate, 8 middle income

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

WHAT COULD NEW AHBP BUILDINGS LOOK LIKE?



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

WHAT COULD NEW AHBP BUILDINGS LOOK LIKE?



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

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

SMALL BUSINESSES AND RENT CONTROLLED UNITS



RENT CONTROL UNITS

- Rent controlled units
 - Are not a part of the program
- In support of preserving the current rent control units:
 - The City will conduct a rent control tenant protection and replacement study over the next year

SMALL BUSINESSES

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

NEXT STEPS AND LEARN MORE



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

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

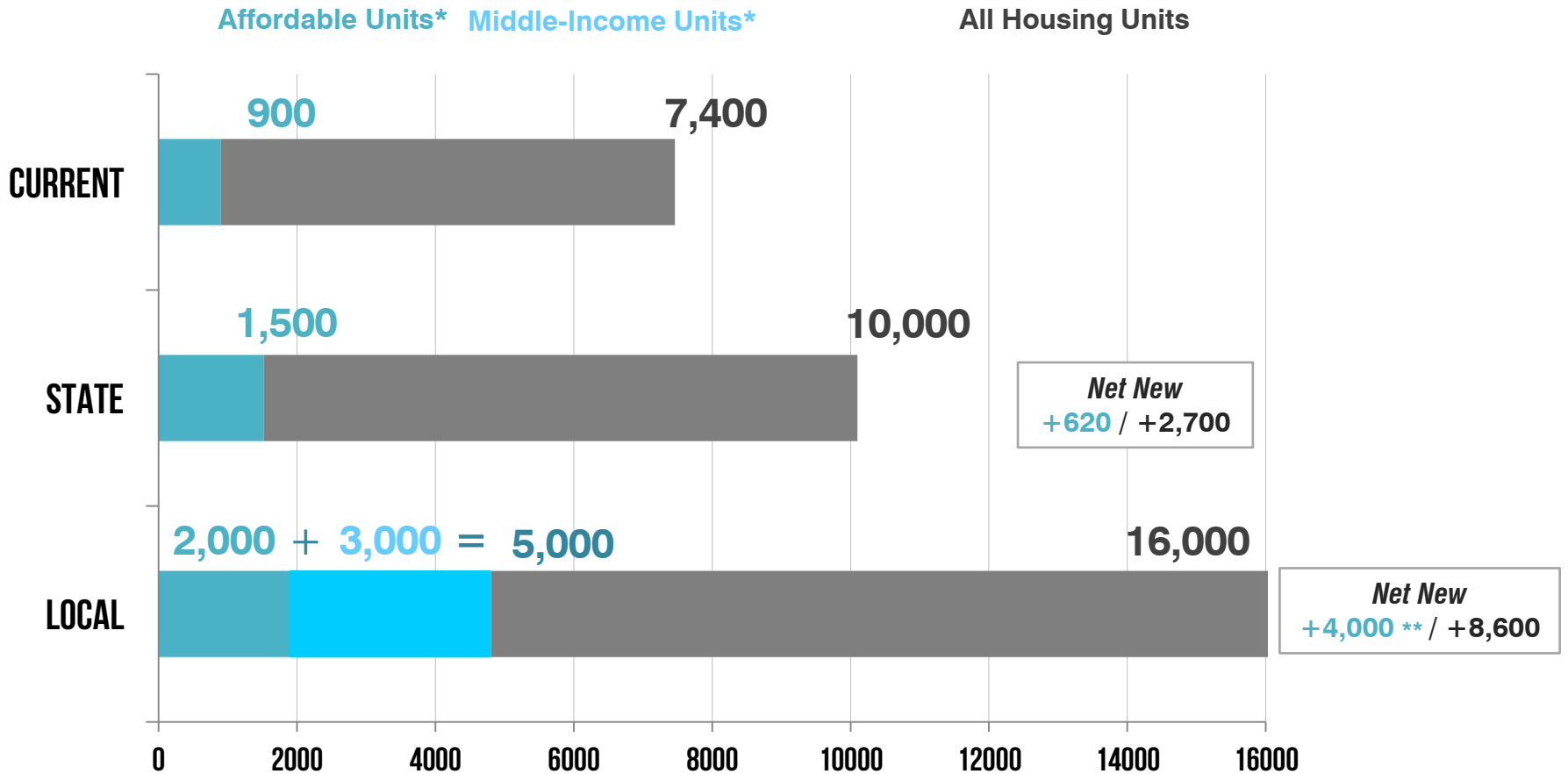
Upcoming Meetings:

- Community meetings
 - District 1 Community Meeting – Jan. 23
 - Alamo Square Neighborhood Association Meeting – Jan. 25
- Planning Commission meetings
 - Hearing – Jan. 28

THANK YOU!

www.sf-planning.org/AHBP

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

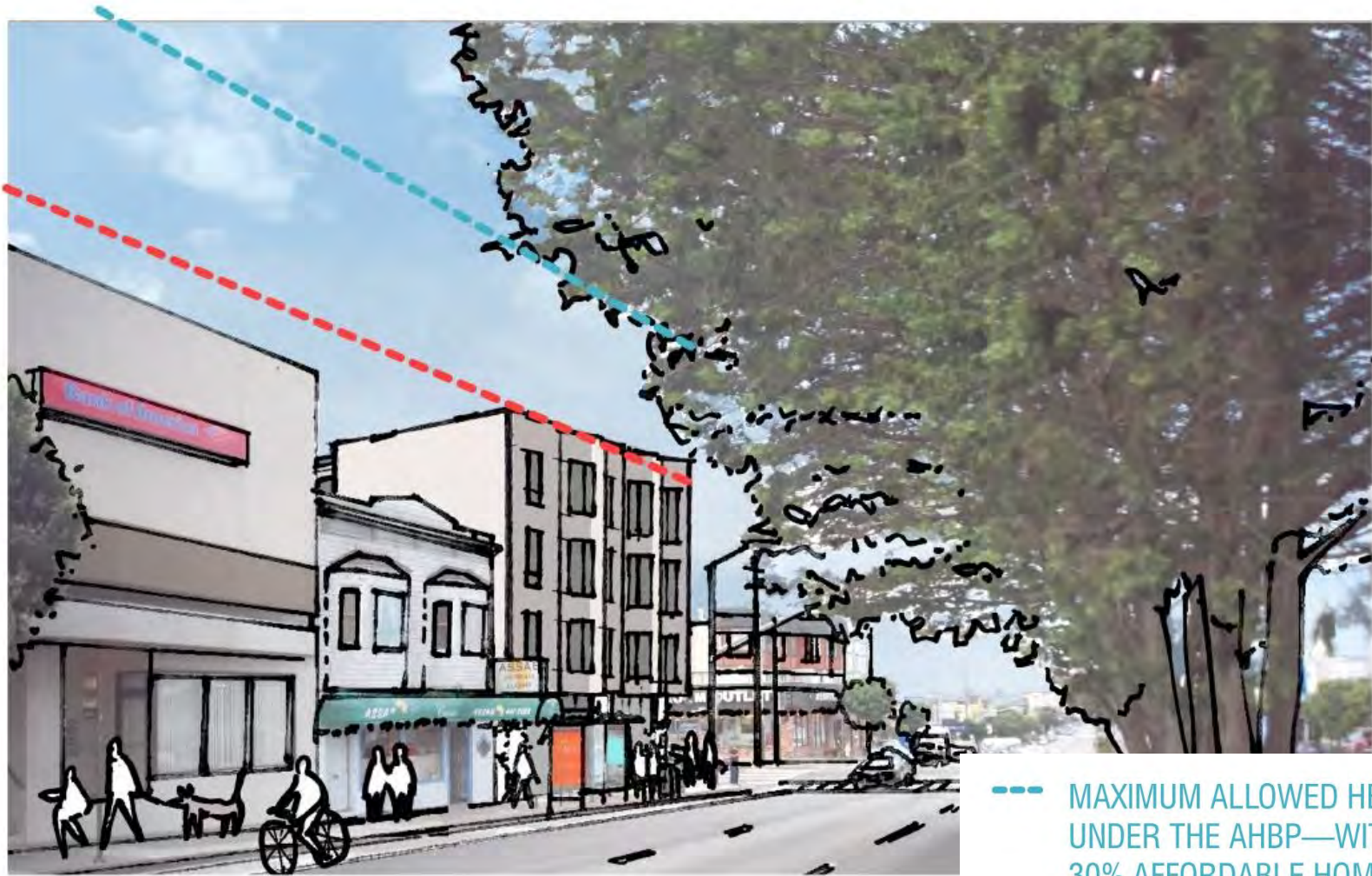


Affordable Units – permanently affordable, deed restricted housing units built by market rate developers.

* Assumes all projects provide inclusionary units onsite. Does not include 100% affordable housing projects.

** Includes some middle income units for 120% or 140% AMI.

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



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

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

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



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

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

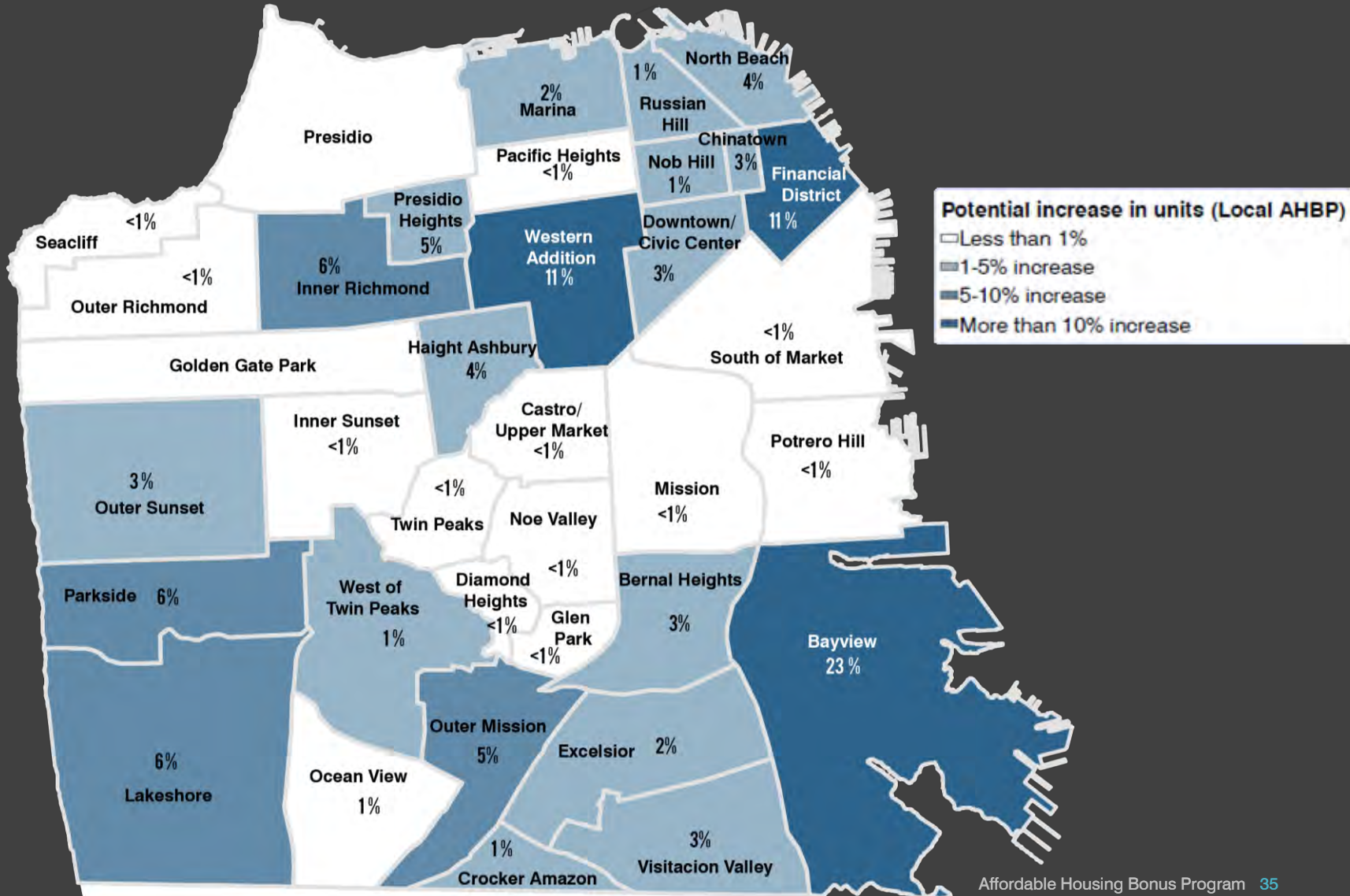
20 affordable homes-8 low/moderate, 12 middle income

AHBP PROGRAM AREA: NEAR TRANSIT

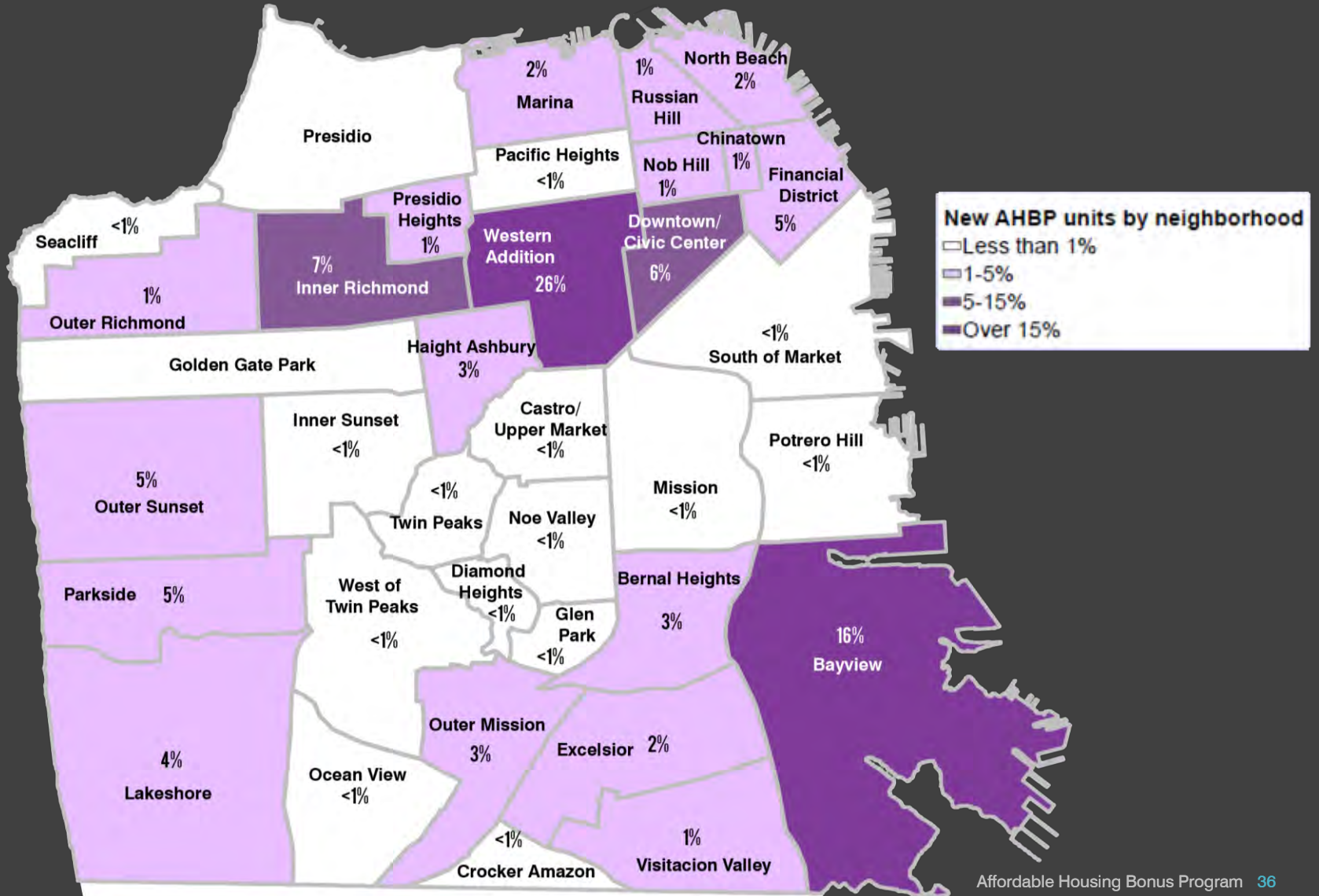


 *Walking distance to Muni Rapid*

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)

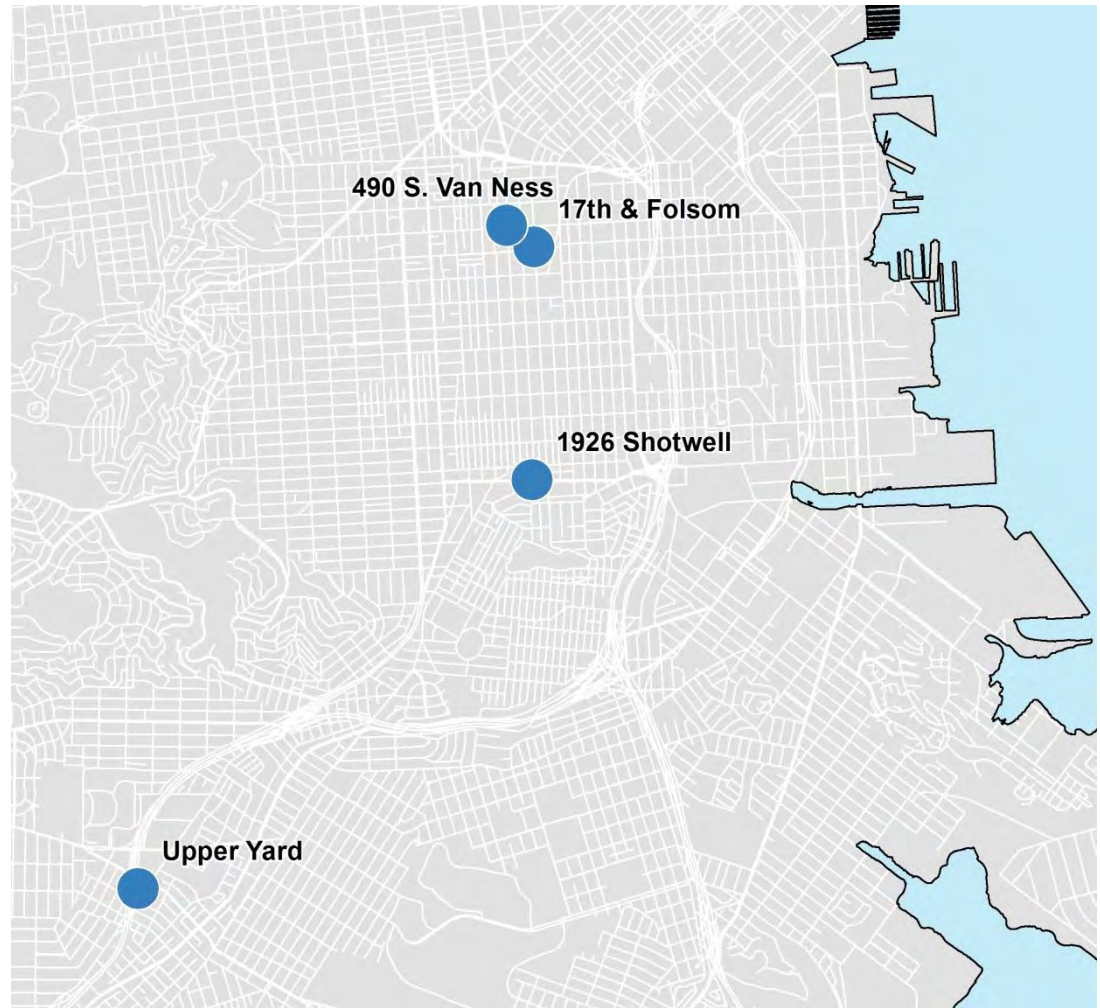
Up to 120% AMI

Teacher Next Door Down Payment Assistance (TND)

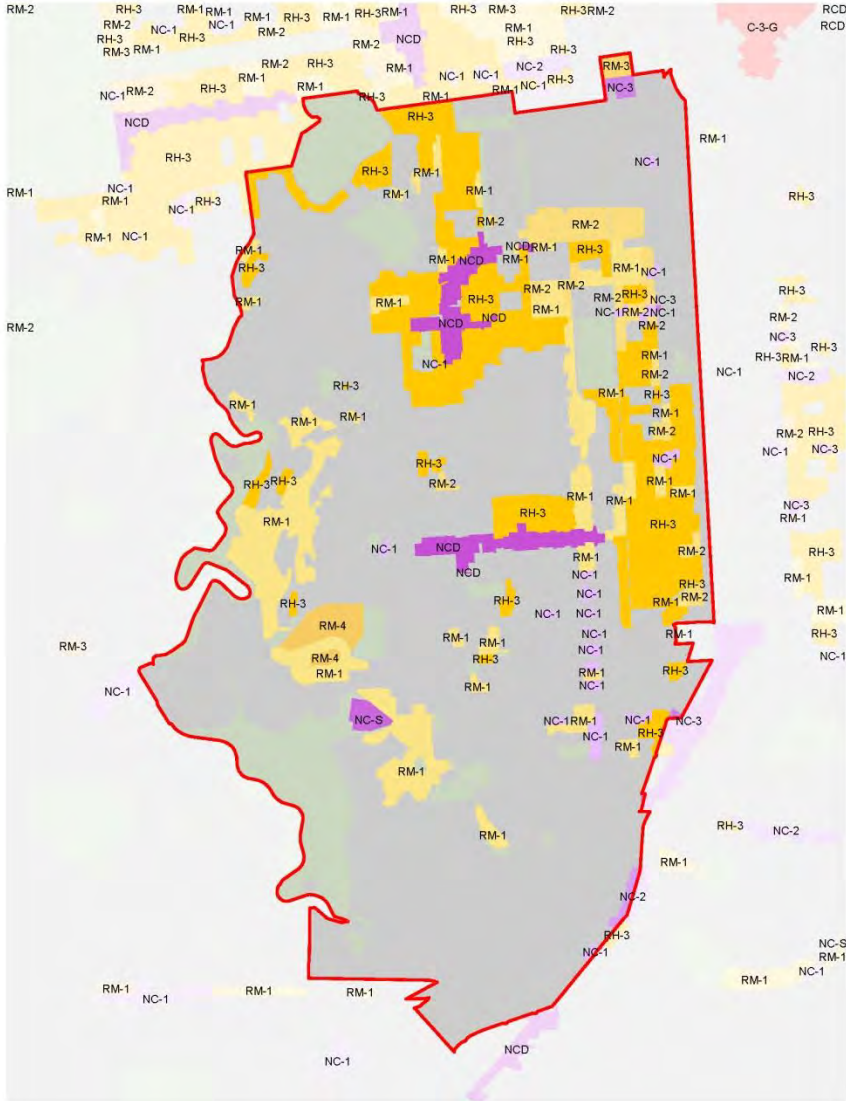
Up to 200% AMI



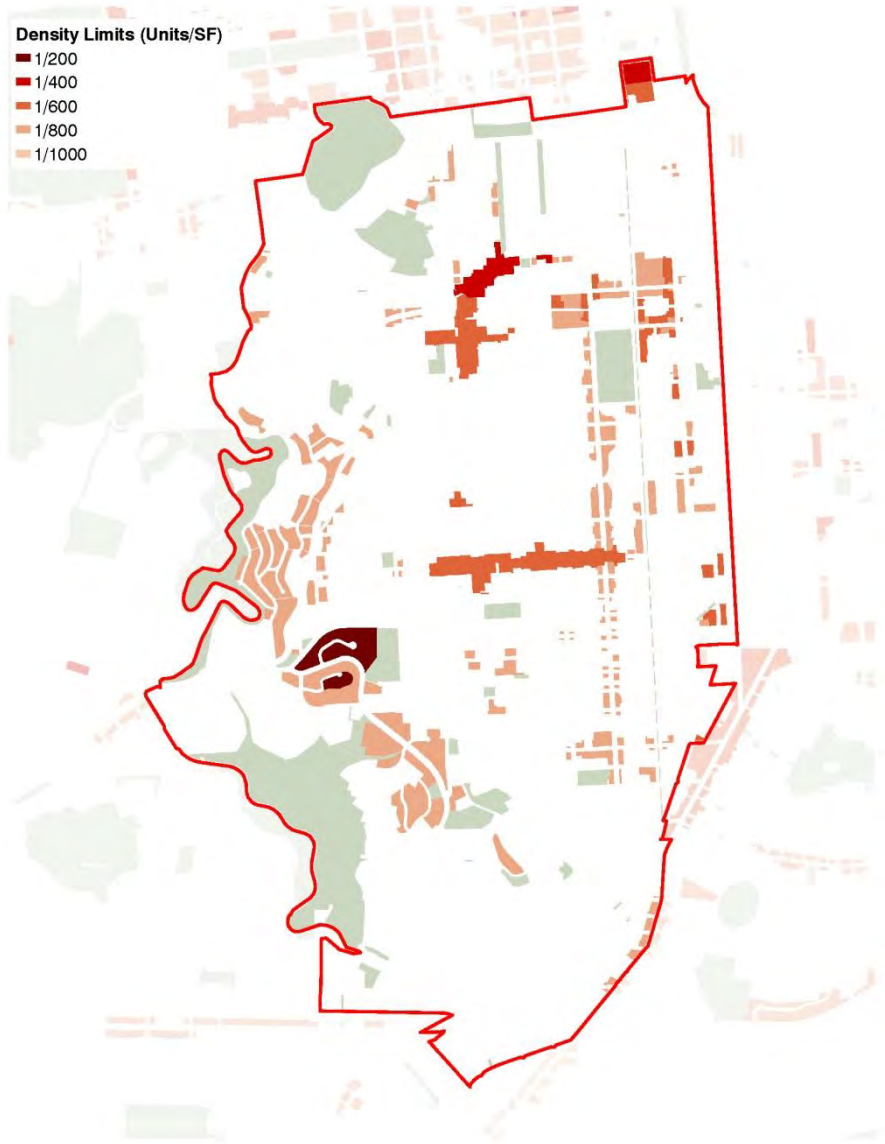
LOCAL PROGRAM: 100 % AFFORDABLE PROJECTS



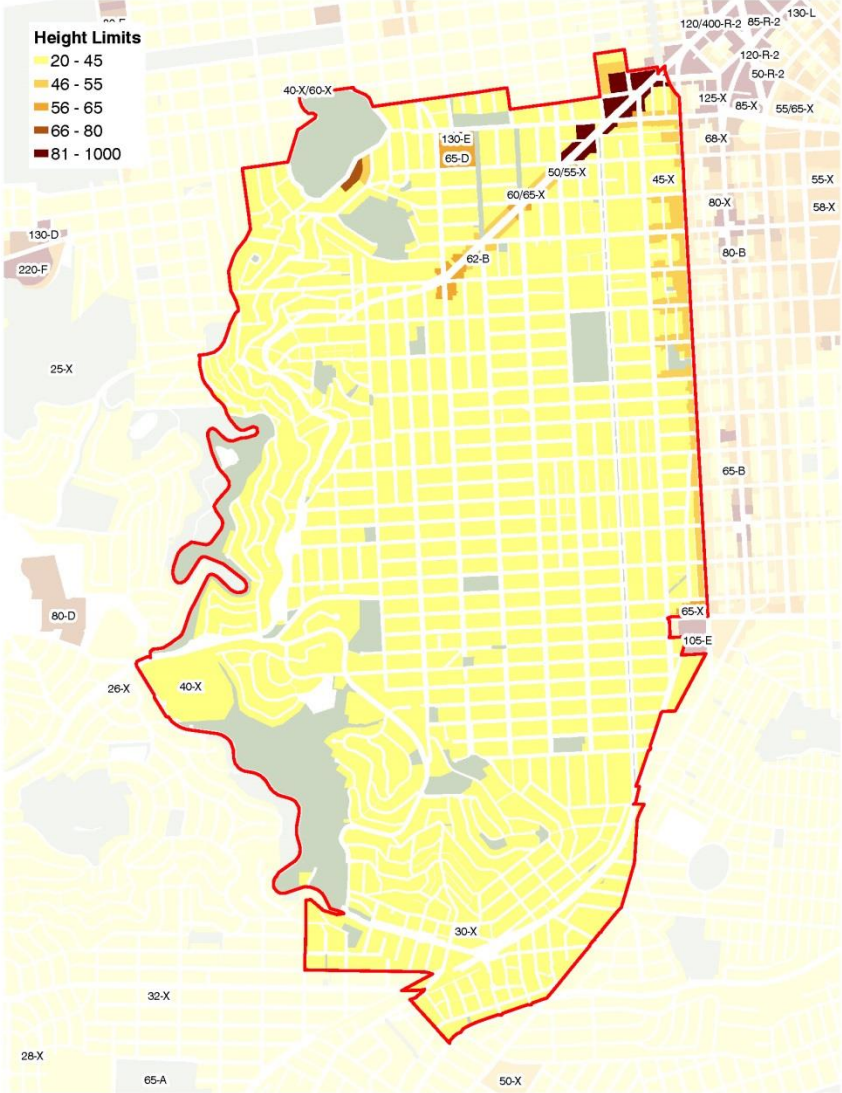
EXISTING ZONING DISTRICTS



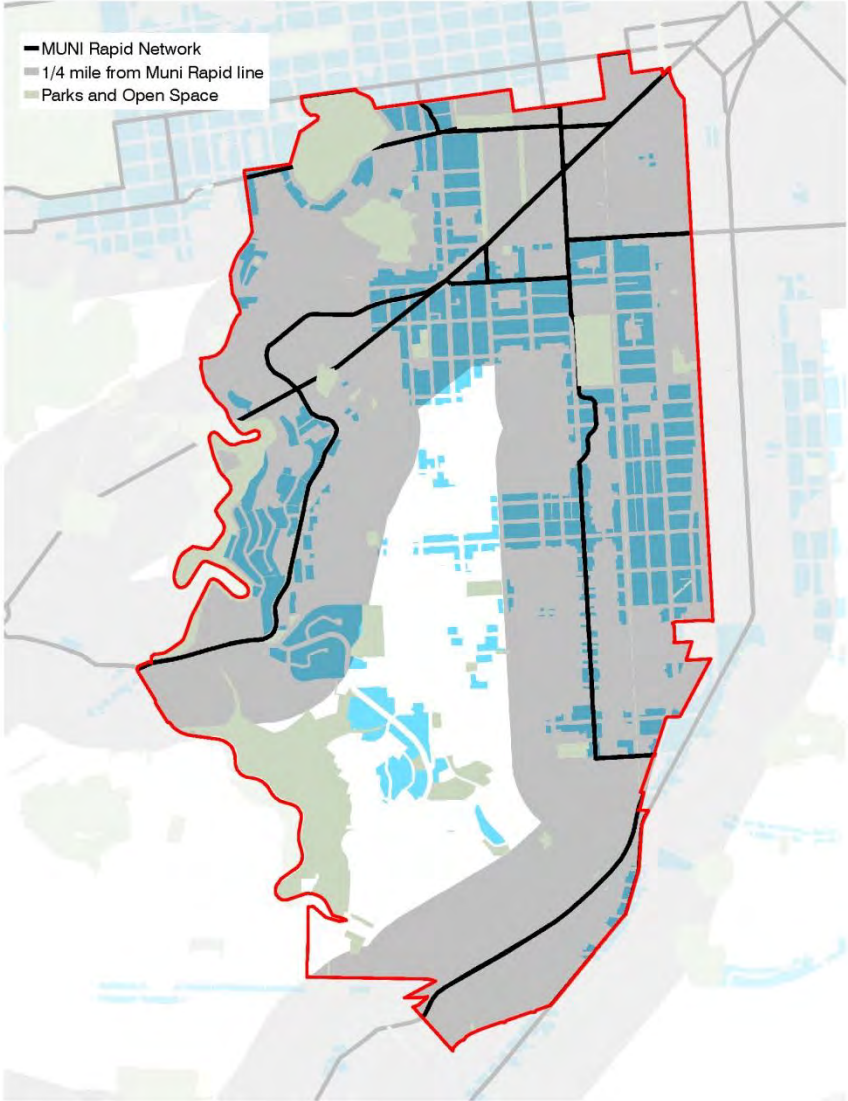
DENSITY CONTROLS



HEIGHT LIMITS



PROGRAM AREA AND TRANSIT



EXISTING REGULATIONS: LOT MERGERS

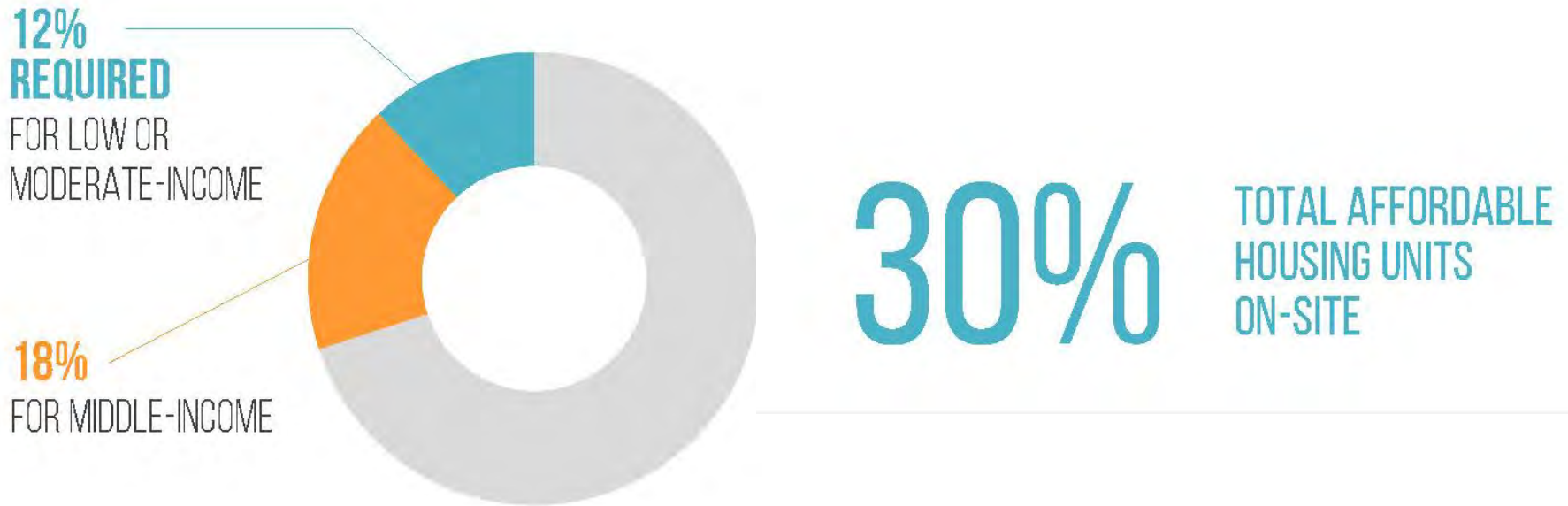
- Since 2008, 37 lot mergers, averaging less than 5 per year
- Common in RH-1 and RH-2 Districts
- Regulated in a few of the City's Districts (Code Section 121.7)

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

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

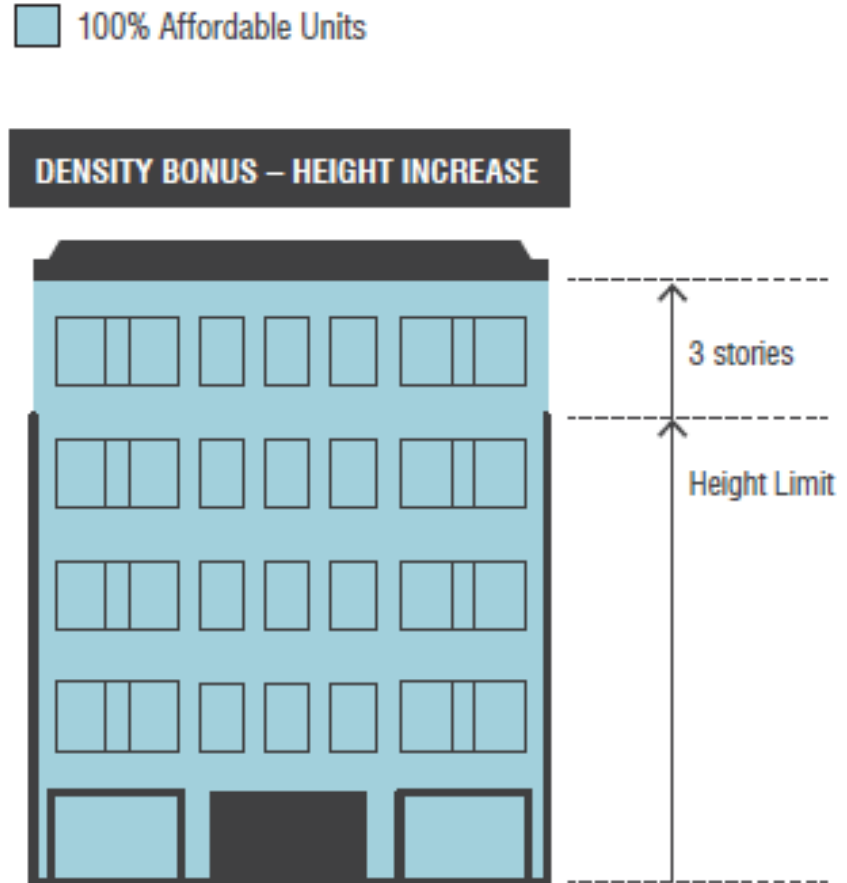


13-20% TOTAL AFFORDABLE
HOUSING UNITS
ON-SITE

- 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



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

