

# AFFORDABLE HOUSING BONUS PROGRAM

PROGRAM OVERVIEW — DECEMBER 2015

[www.sf-planning.org/AHBP](http://www.sf-planning.org/AHBP)

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San Francisco  
**Planning**

# AGENDA

- Why Now?
- Nuts and Bolts: How the Program Works
- What's 'Affordable'?
- Program Area
- What Does This Mean for Your Neighborhood?
- Next Steps and Learn More



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?

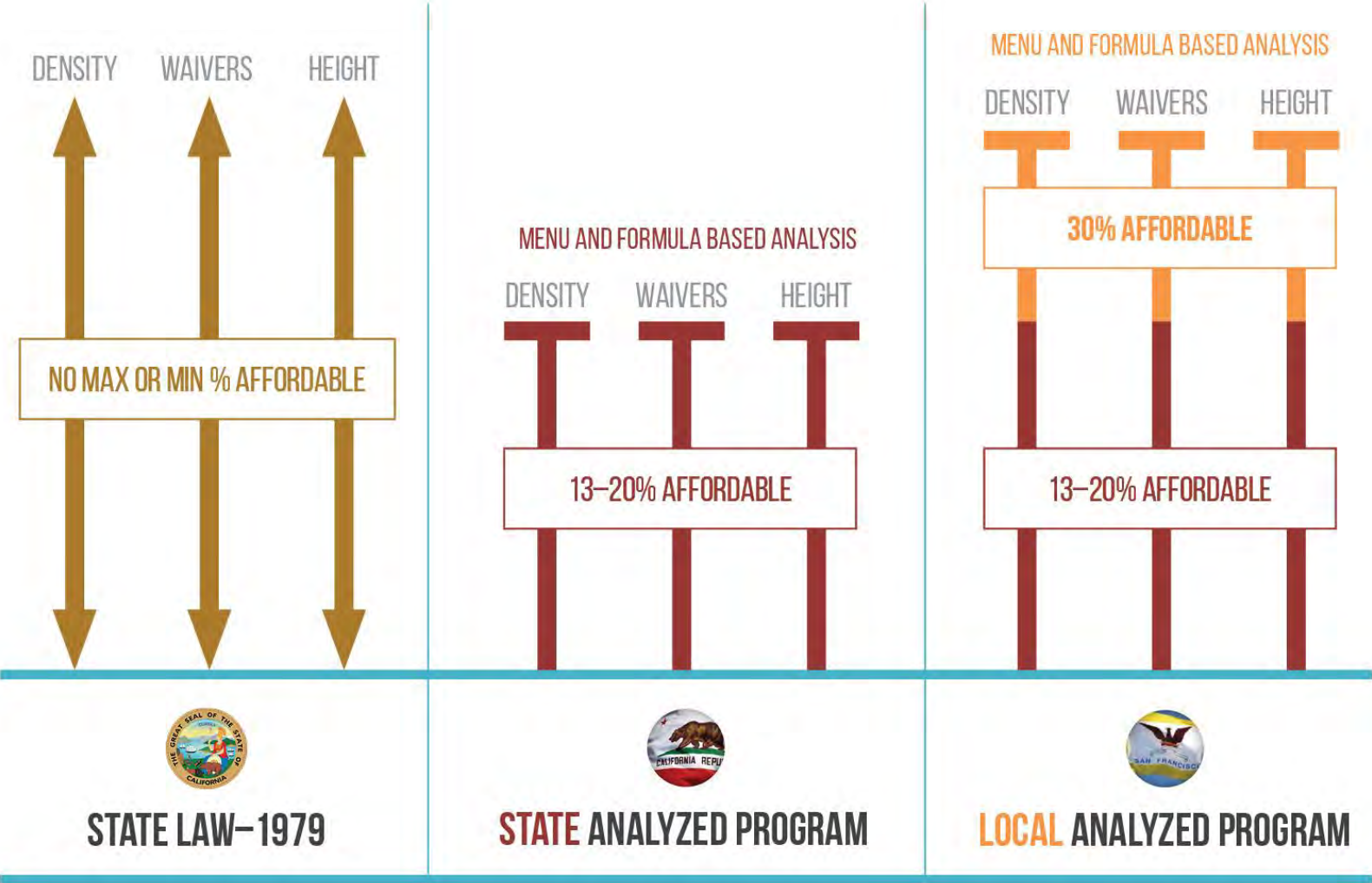
# WHY NOW?

- Complying with Mandatory State law
- Providing housing for middle-income households
- One of many tools to provide affordable housing in San Francisco





# COMPARING STATE LAW TO AHBP PROGRAMS

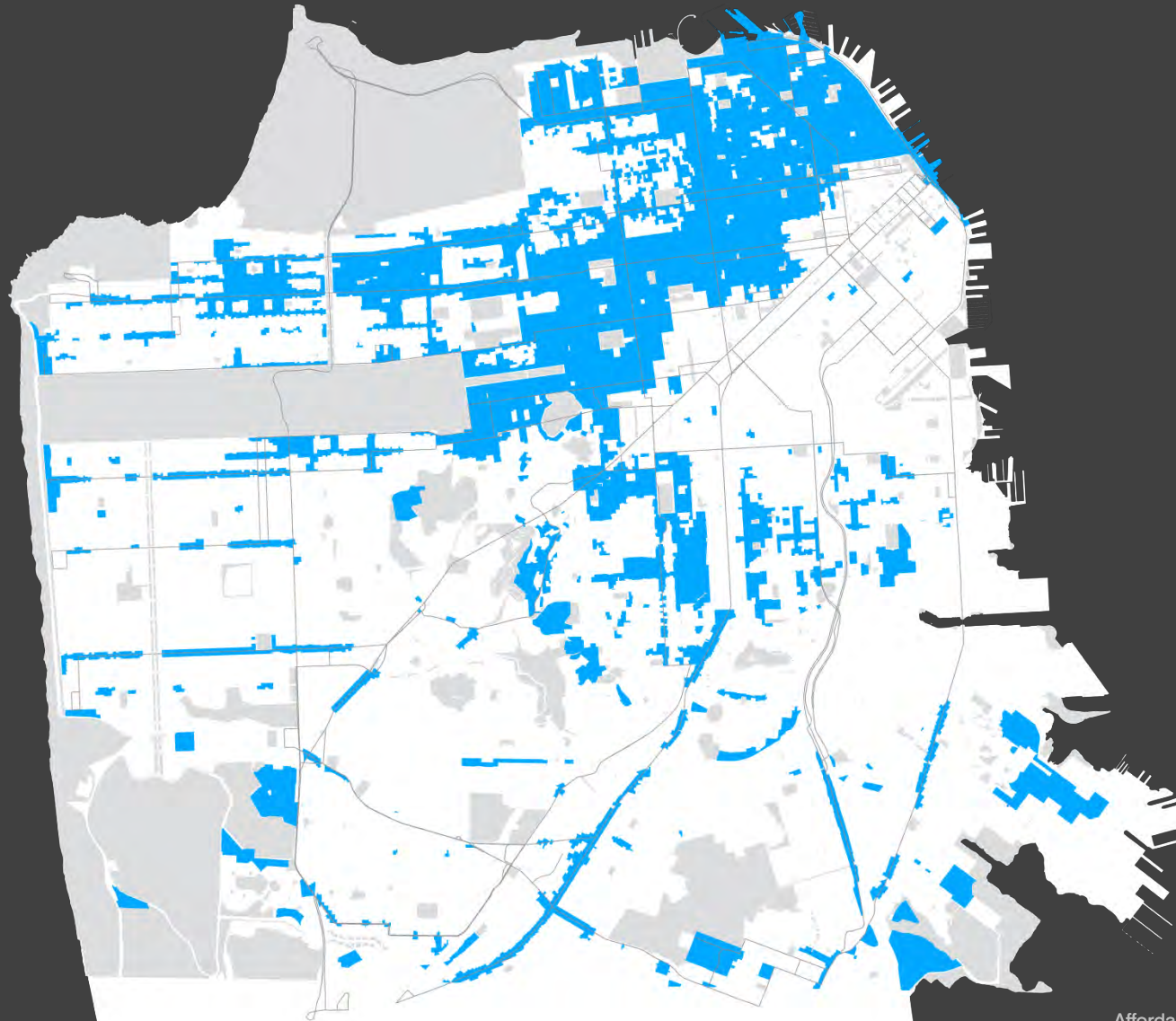


# NUTS AND BOLTS: HOW THE PROGRAM WORKS





# PROGRAM AREA: KEY MIXED-USE AND COMMERCIAL CORRIDORS



30,500

*Parcels in  
Program Area*



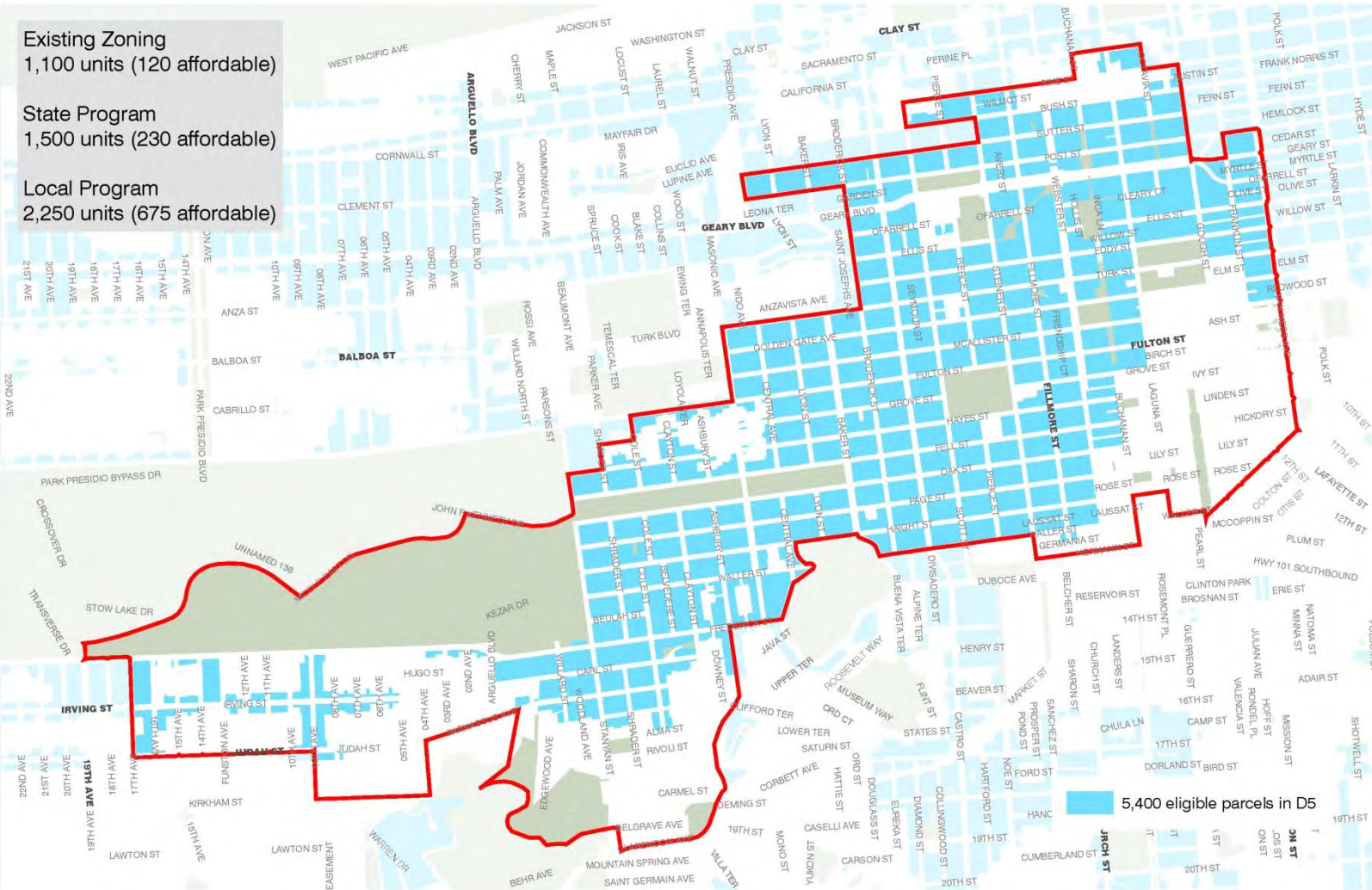
*Program  
Area*

# PROGRAM AREA – DISTRICT 5

Existing Zoning  
1,100 units (120 affordable)

State Program  
1,500 units (230 affordable)

Local Program  
2,250 units (675 affordable)



**14%**

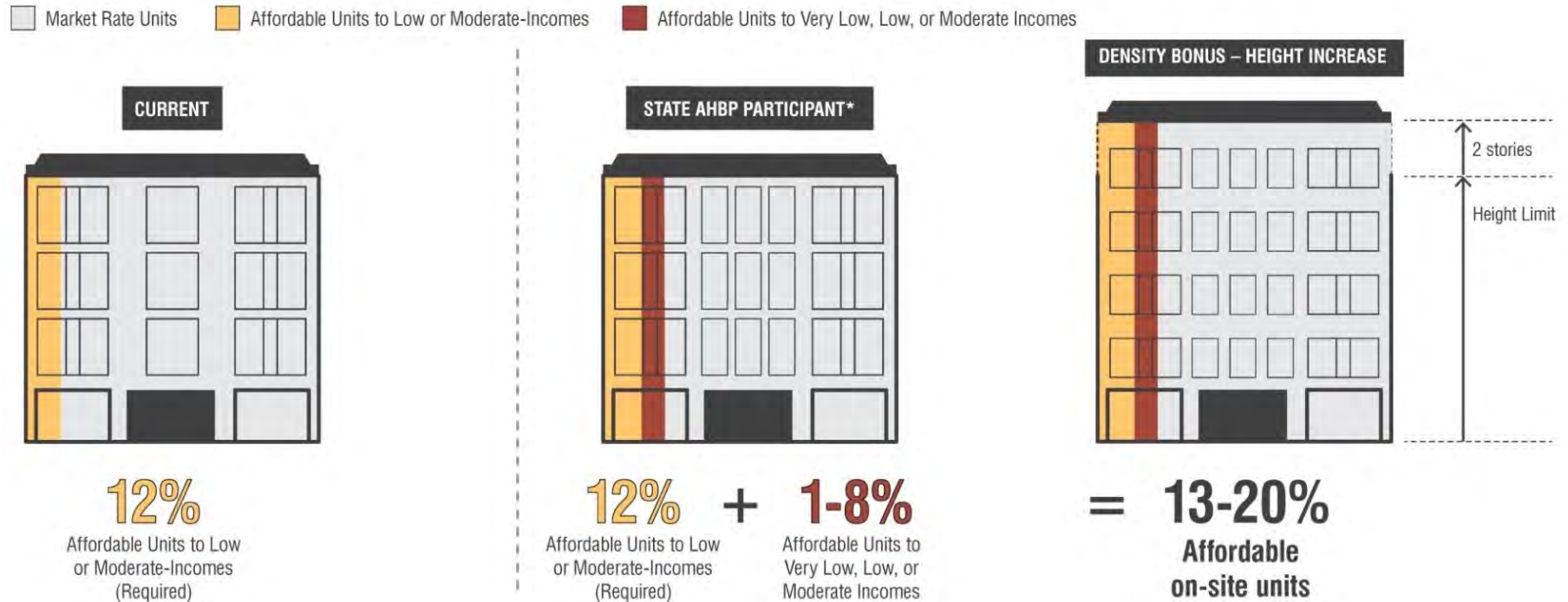
*of estimated  
affordable units  
built by 2035  
Citywide total under  
Local AHBP*

5,400 eligible parcels in D5



# PROPOSED STATE AFFORDABLE HOUSING BONUS PROGRAM

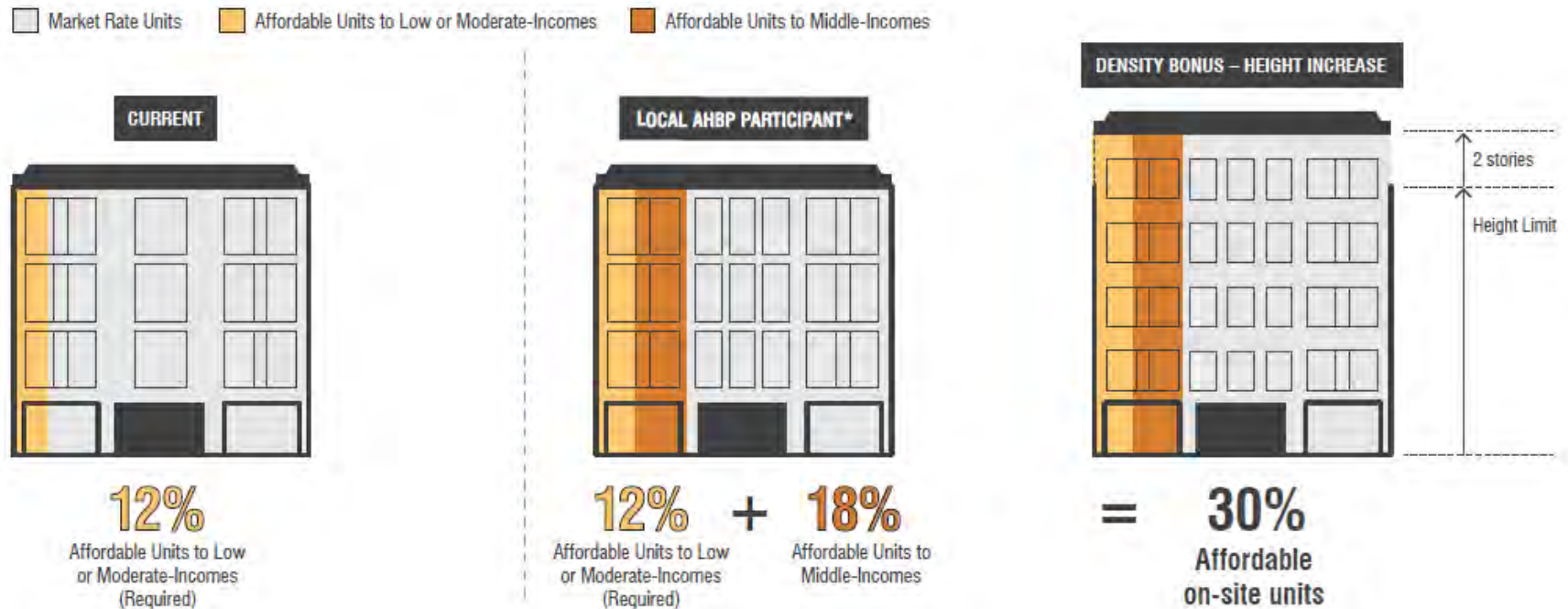
- Intended to locally implement the State Density Bonus Law
  - Up to two stories above existing height regulations
  - Increase in the total amount of housing units on-site



\* Project must include 5 units or more.

# PROPOSED LOCAL AFFORDABLE HOUSING BONUS PROGRAM

- Projects that contain **30 percent affordable units** (18 percent for middle-income residents, 12 percent for low and moderate) will receive:
  - Up to two stories above existing height regulations
  - Increase in the total amount of housing units on-site



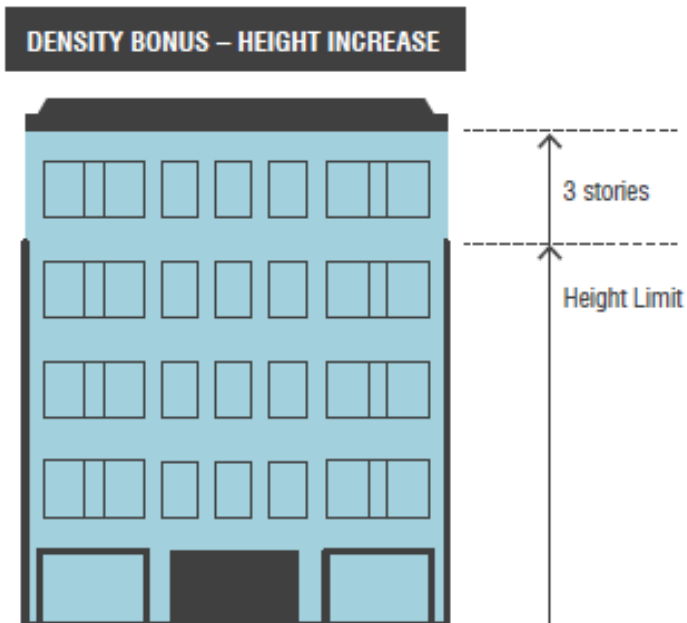
\* There is no minimum unit threshold.



# AFFORDABLE HOUSING BONUS PROGRAM

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

 100% Affordable Units



An aerial photograph of a city, likely San Francisco, showing a dense urban landscape with various buildings, streets, and a large highway interchange. In the background, rolling hills and mountains are visible under a clear sky. The text "WHAT'S 'AFFORDABLE'?" is overlaid in large, white, bold, sans-serif capital letters 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                             |



## AVERAGE RENT FOR A ONE-BEDROOM APARTMENT IN SF: \$3,650\*

| 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: \$5,000\*

| 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 11/3/15



# AHBP PROTECTIONS ---- AB 2222

For all AHBP projects:

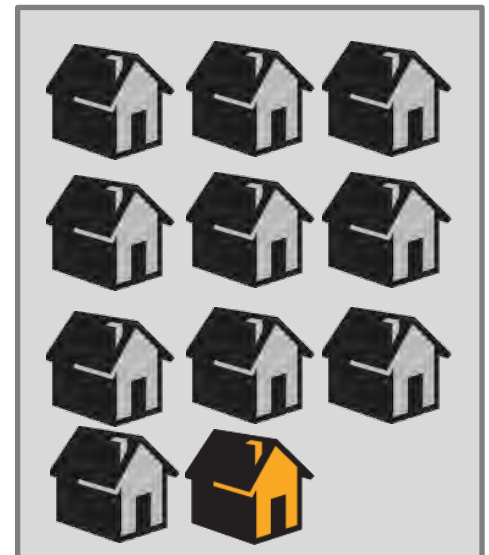
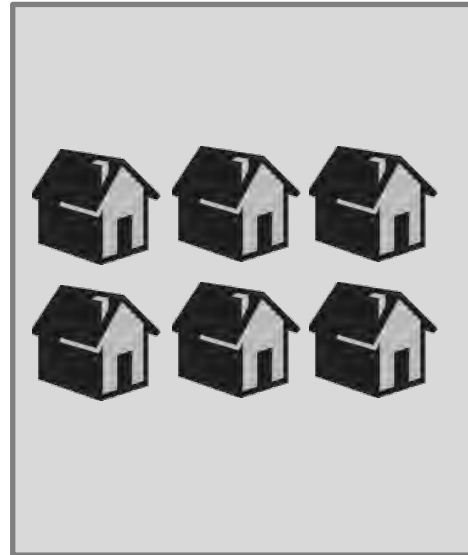
- Rent control and affordable units must be replaced by permanently affordable BMR units.



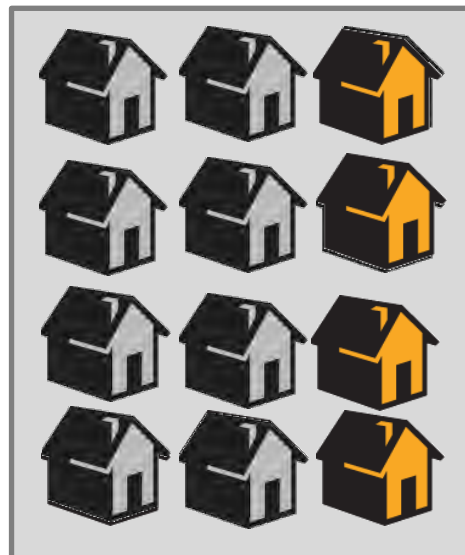
BMR - Rent Control Replacement

# AB2222 AS DRAFTED

## NEW CONSTRUCTION UNDER CURRENT ZONING



## NEW CONSTRUCTION UNDER LOCAL AHBP



RENT CONTROL



MARKET RATE

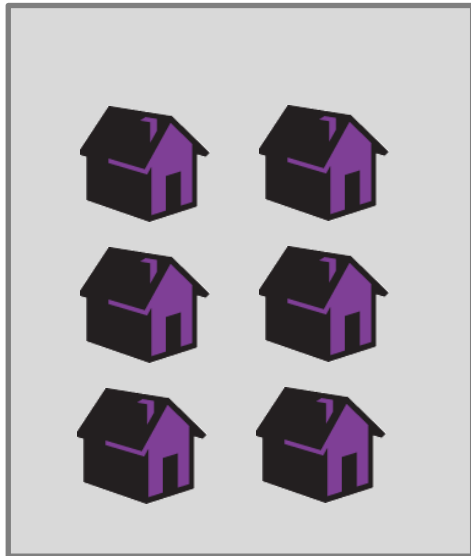


BMR



BMR - RENT CONTROL REPLACEMENT

# AB2222



**RENT CONTROL**



**MARKET RATE**

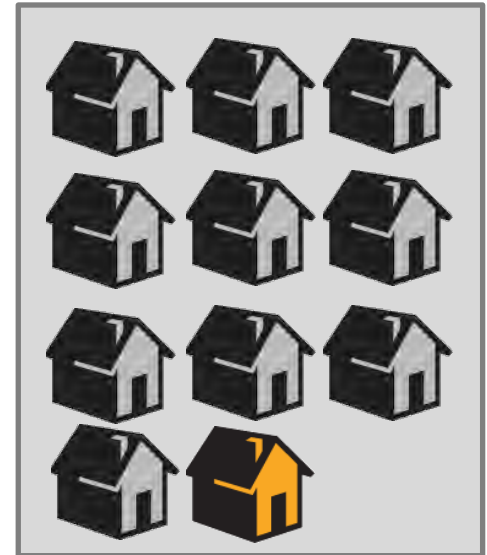
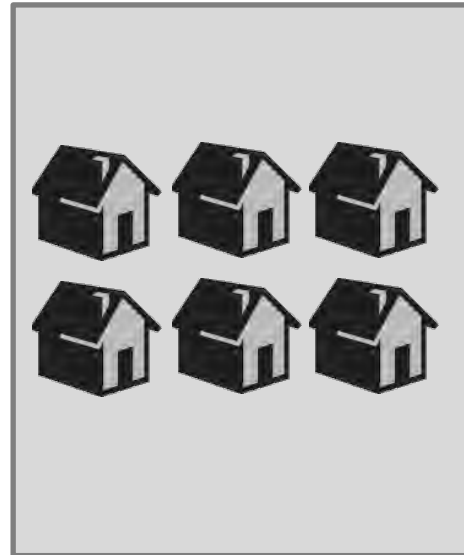


**BMR**

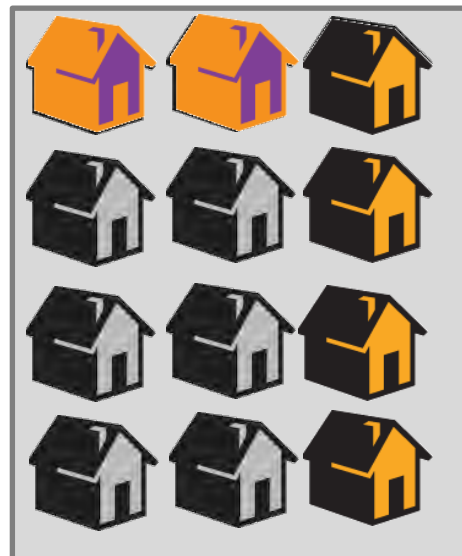


**BMR - RENT CONTROL REPLACEMENT**

## NEW CONSTRUCTION UNDER CURRENT ZONING



## NEW CONSTRUCTION UNDER LOCAL AHBP





**WHAT WILL THIS  
LOOK LIKE?**





# SOFT SITE EXAMPLES



GEARY BLVD NEAR DIVISADERO

# SOFT SITE EXAMPLES



GEARY BLVD AT SPRUCE



# SOFT SITE EXAMPLES



2559 VAN NESS AVE - 2009

# SOFT SITE EXAMPLES



2559 VAN NESS AVE - 2015



## POSSIBLE UNDER CURRENT ZONING



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

## 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



## POSSIBLE UNDER CURRENT ZONING



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

## POSSIBLE UNDER CURRENT ZONING



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

## 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



# 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 .

# AHBP PROJECT REVIEW PROCESS

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



# NEXT STEPS AND LEARN MORE



# NEXT STEPS

- January 28<sup>th</sup> – 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 5 Community Meeting – December 10, 2015](#)
- Planning Commission meetings  
[Adoption Hearing - January 28, 2016](#)



# THANK YOU!

[www.sf-planning.org/AHBP](http://www.sf-planning.org/AHBP)

# BACKGROUND

## STATE DENSITY BONUS LAW



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**2013 Napa Court Case**

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## AFFORDABLE HOUSING PROGRAMS

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**Inclusionary Housing Program  
Existing Affordable Housing Programs**

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## SF AFFORDABLE HOUSING NEEDS

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**Proposition K  
Middle Income Housing**

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## SF PLANS AND INITIATIVES

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**Mayor's Working Group  
Housing Element**

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# WHY ARE WE DOING THIS?

## STATE DENSITY BONUS LAW



2013 Napa Court Case

## AFFORDABLE HOUSING BONUS PROGRAM



No Public Subsidies

Tradeoffs



## 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

## 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**

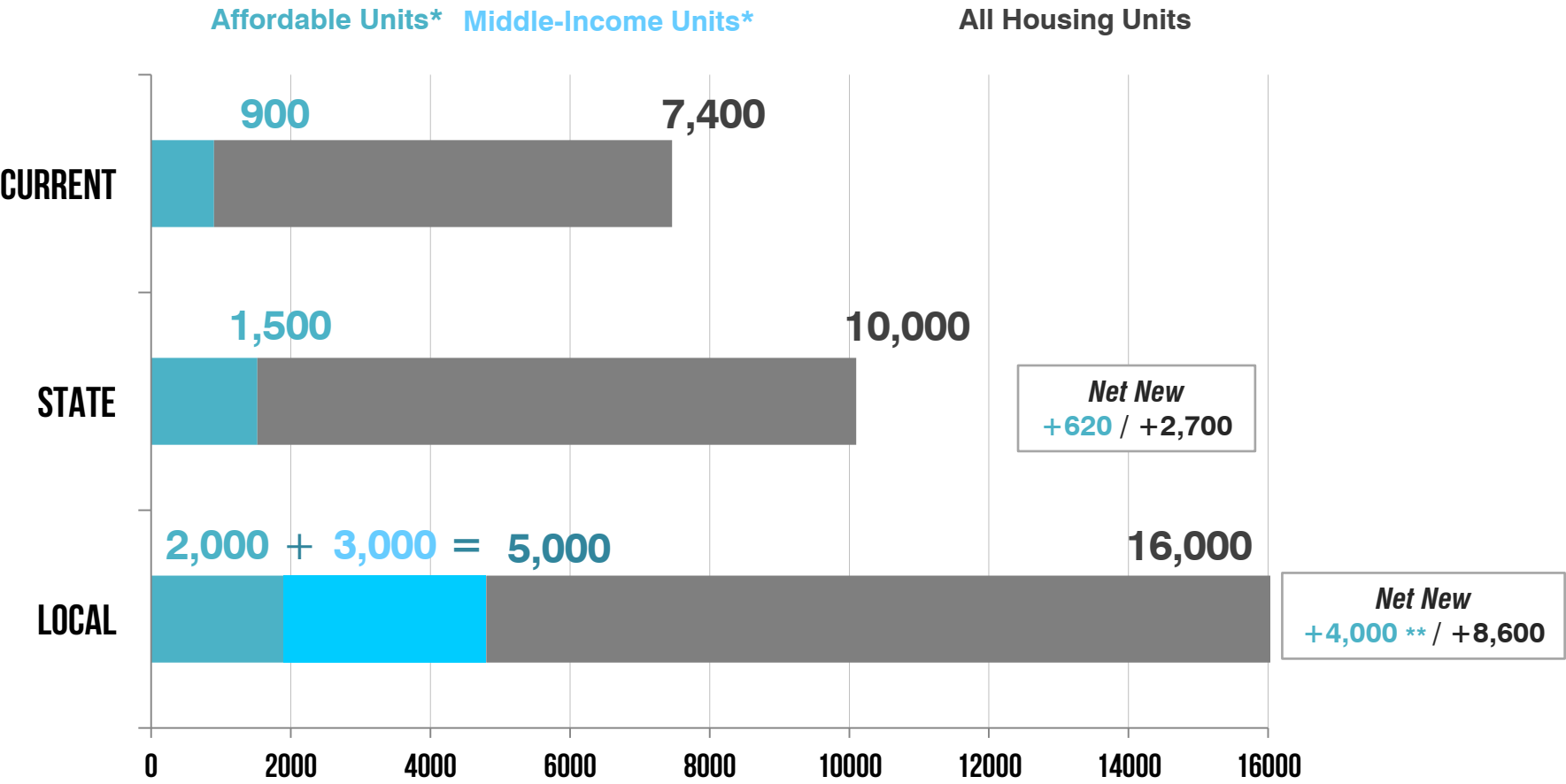


ESTABLISH A 'MIDDLE  
**INCOME' PROGRAM**



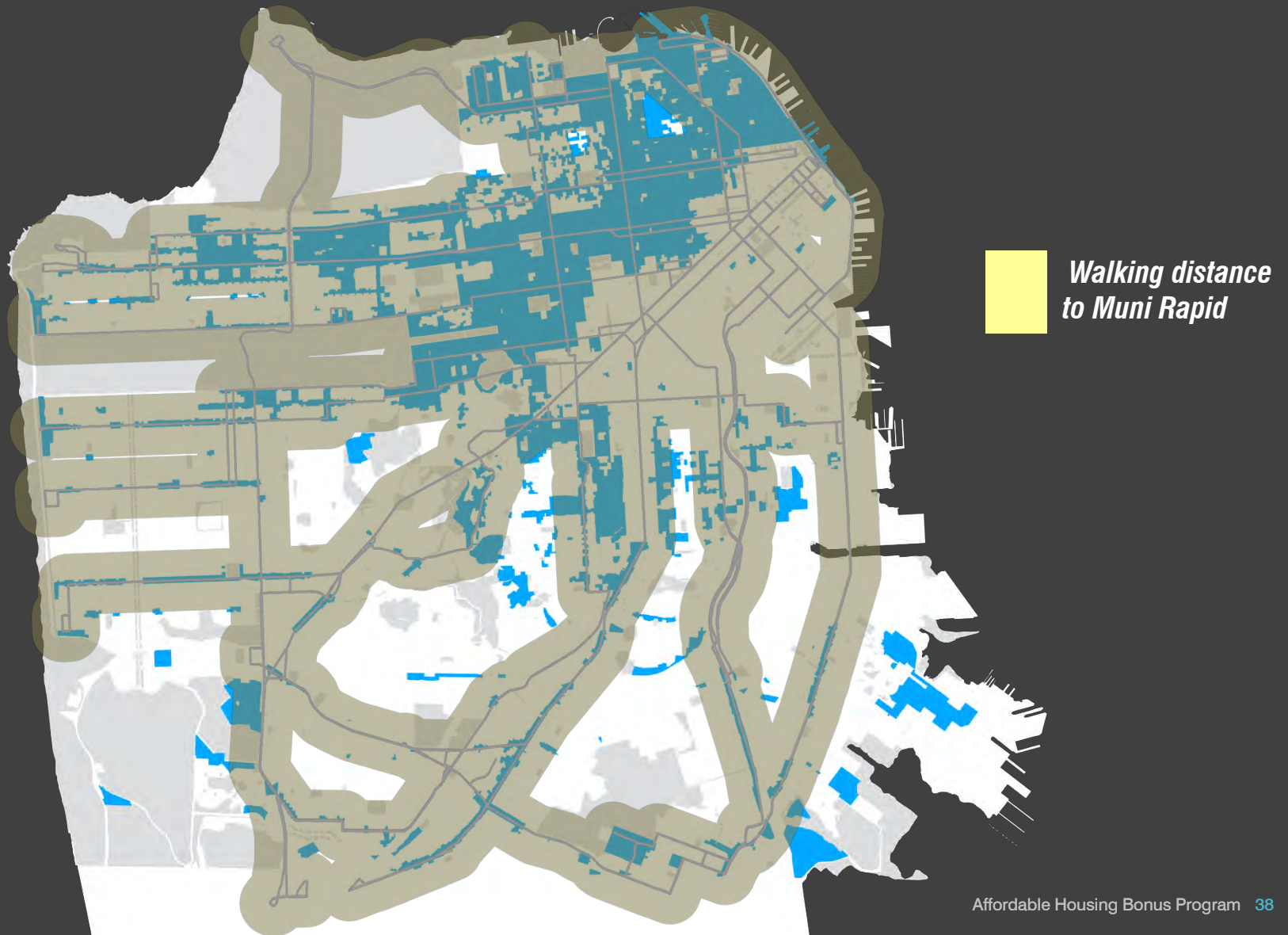
FACILITATE ENTITLEMENT OF  
**100% AFFORDABLE PROJECTS**

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



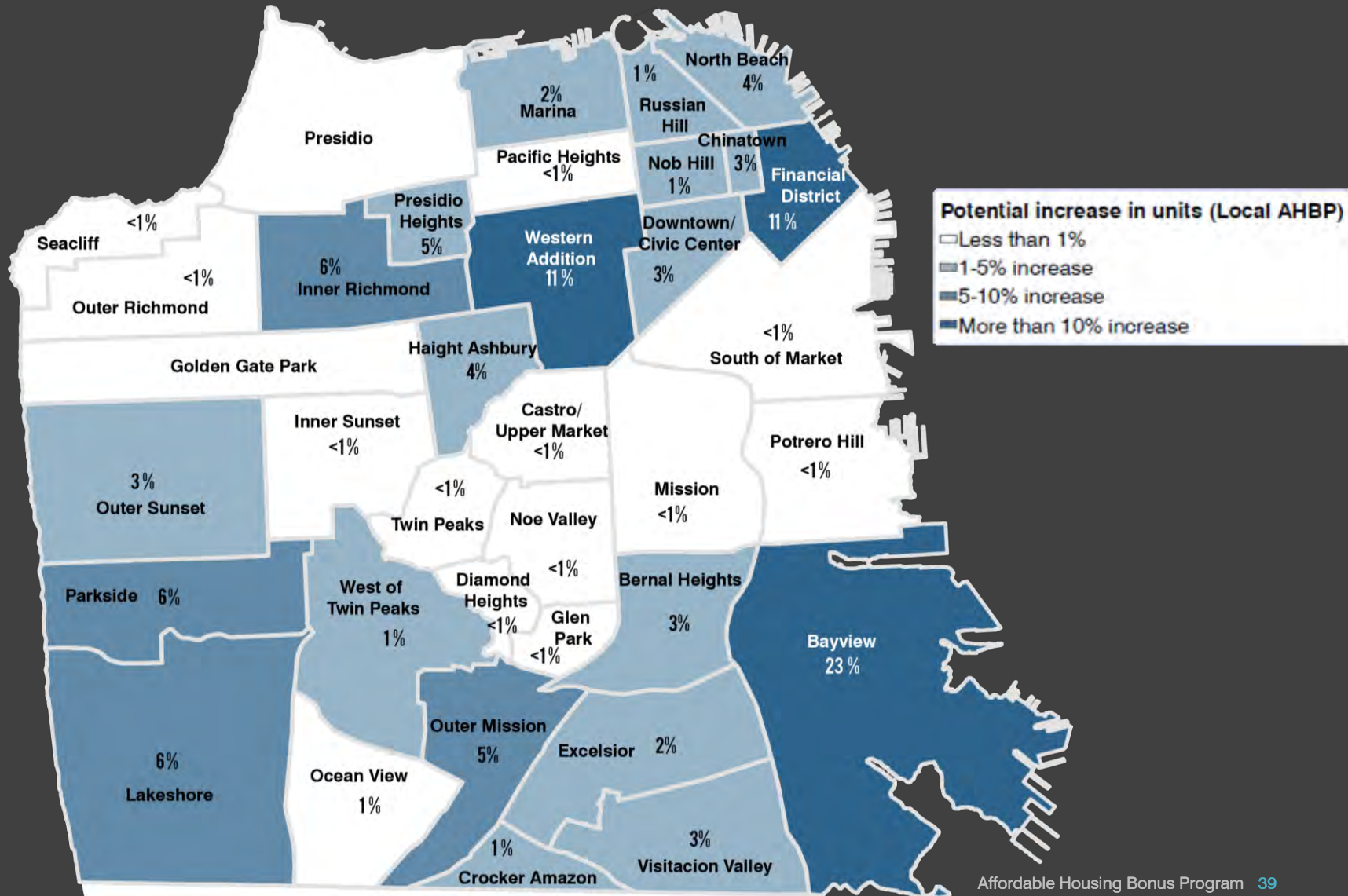
Affordable Units – permanently affordable, deed restricted housing units built by market rate developers.  
\* Assumes all projects provide inclusionary units onsite. Does not include 100% affordable housing projects.  
\*\* Includes some middle income units for 120% or 140% AMI.

# AHBP PROGRAM AREA: NEAR TRANSIT

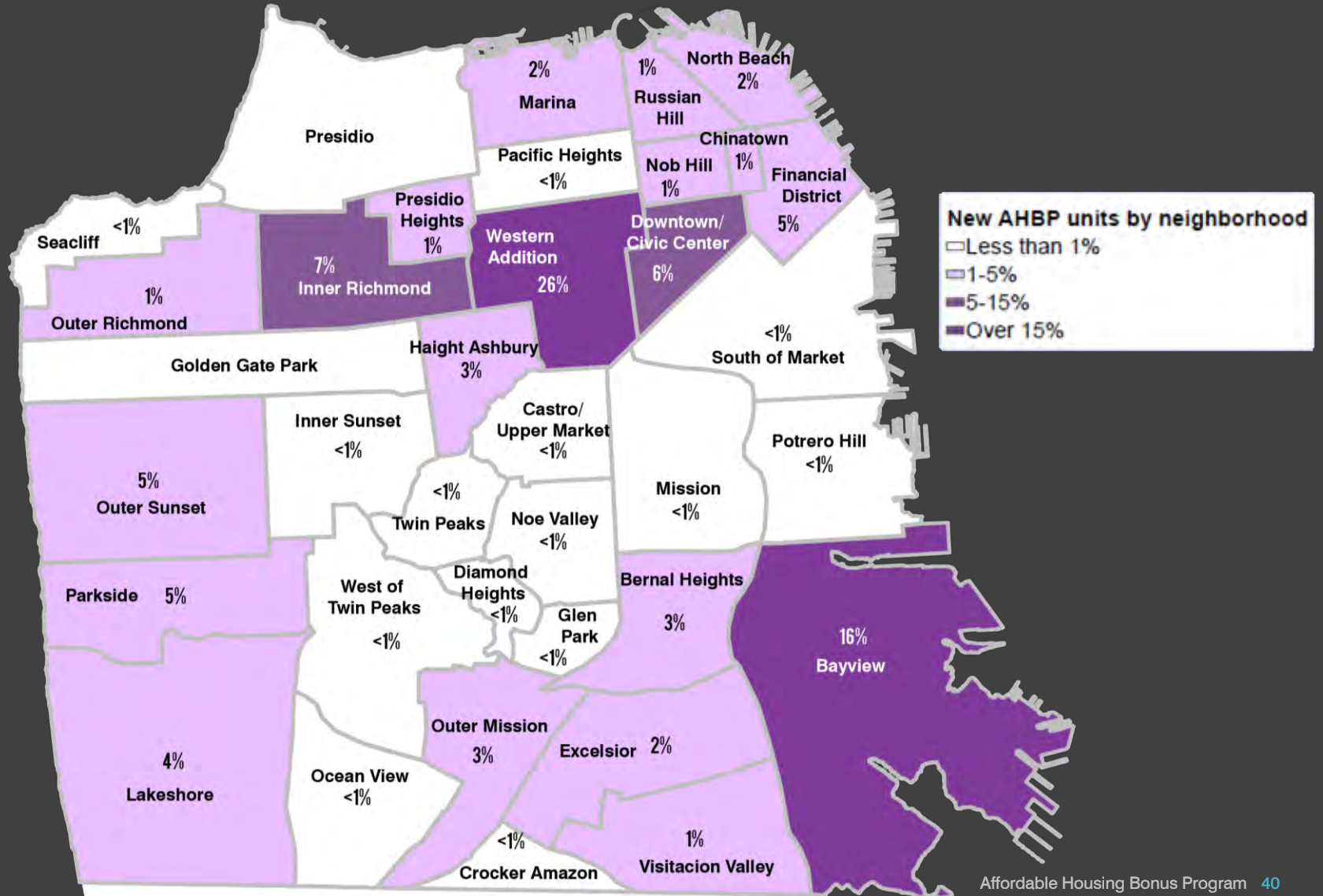




# SOFT SITES: WHERE?



# SOFT SITES: WHERE?

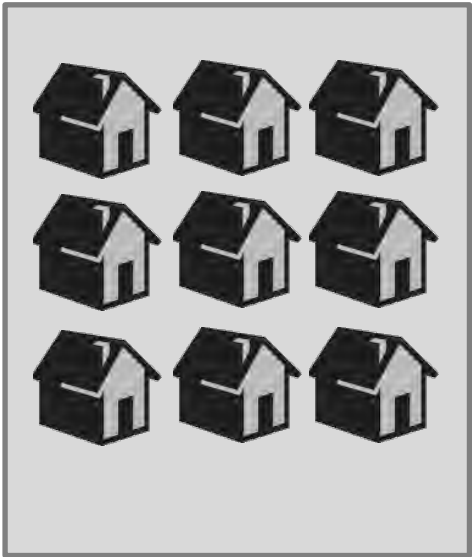


# EXISTING

CHANGE IN TENANCY (OMI, ELLIS ACT, ETC)

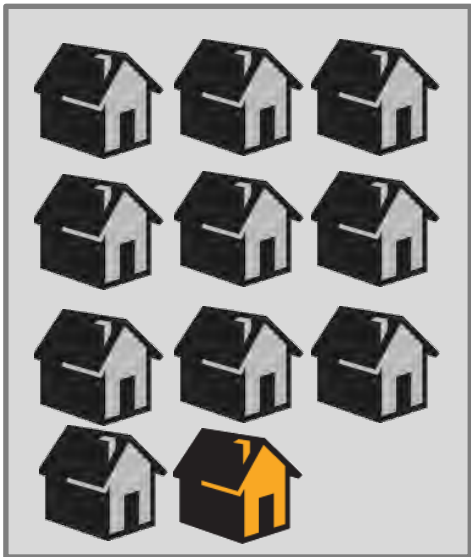


NEW CONSTRUCTION

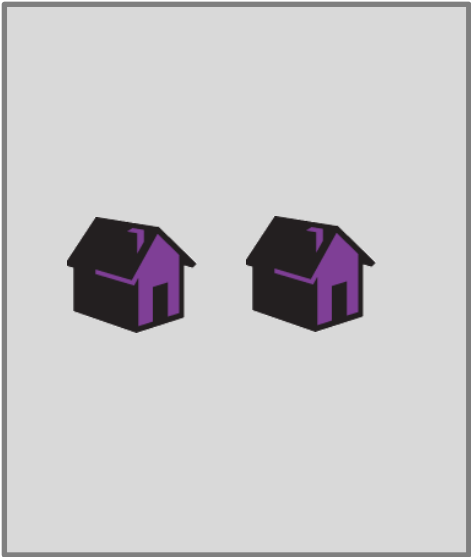


(LESS THAN 10 UNITS)

OR



(10 UNITS OR MORE)



RENT CONTROL



MARKET RATE



BMR





## 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

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**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)**

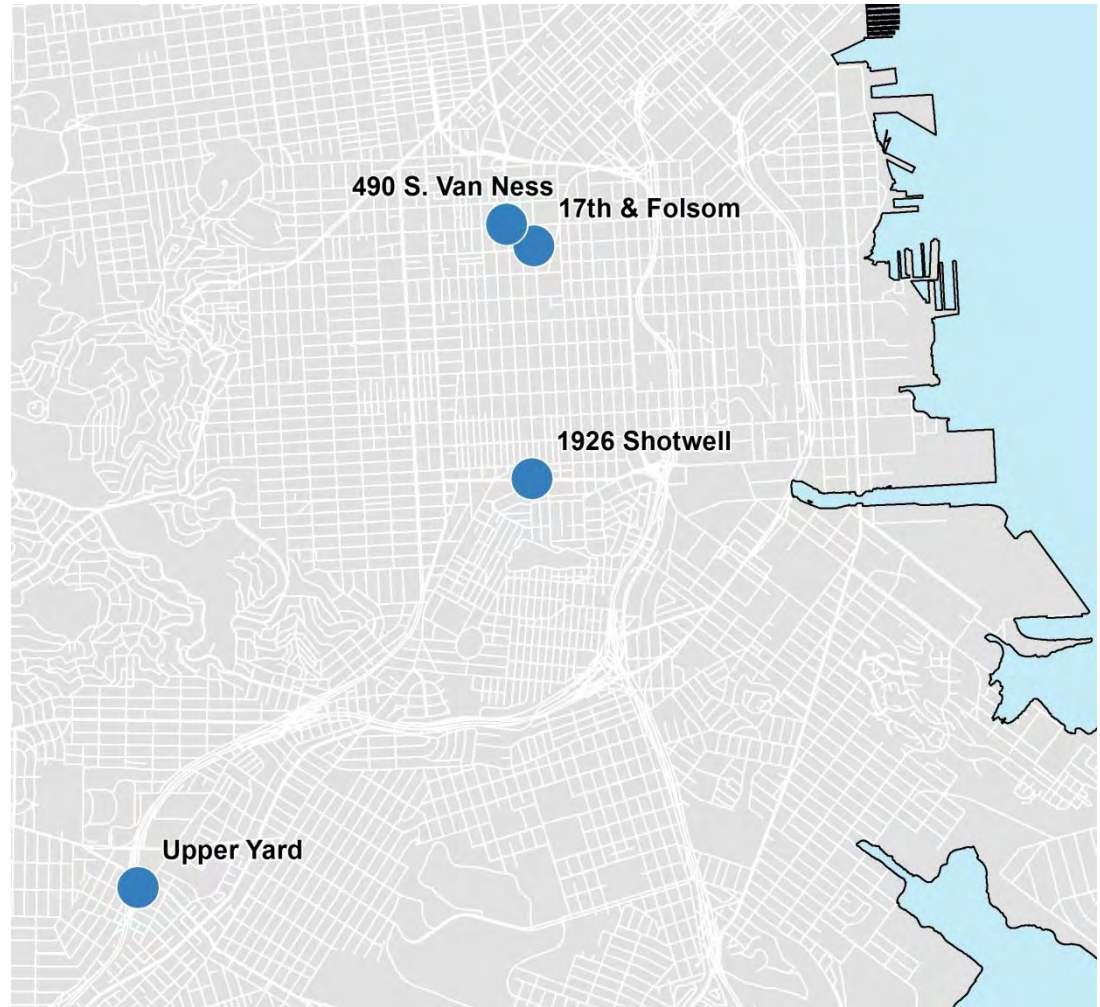
**Up to 120% AMI**

**Teacher Next Door Down Payment Assistance (TND)**

**Up to 200% AMI**



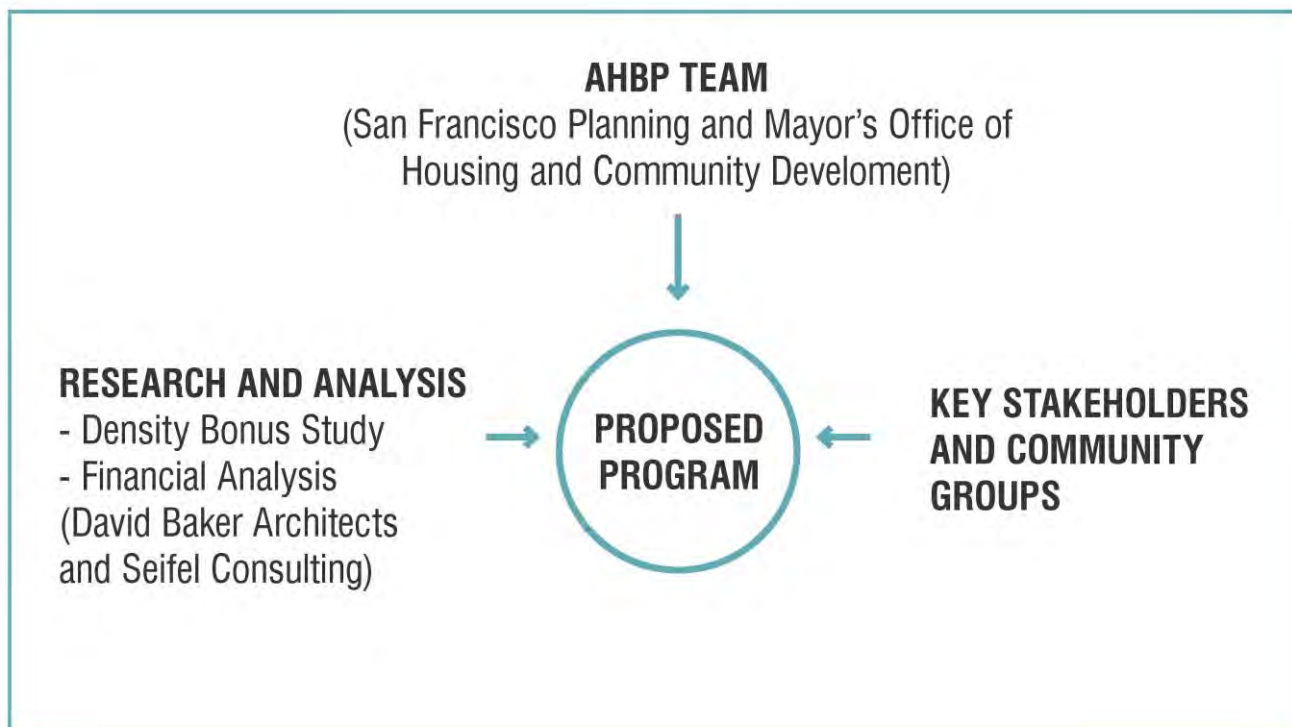
# LOCAL PROGRAM: 100 % AFFORDABLE PROJECTS





# HOW WE DEVELOPED THE PROGRAM

## PROGRAM DEVELOPMENT (2 YEARS)



# 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**

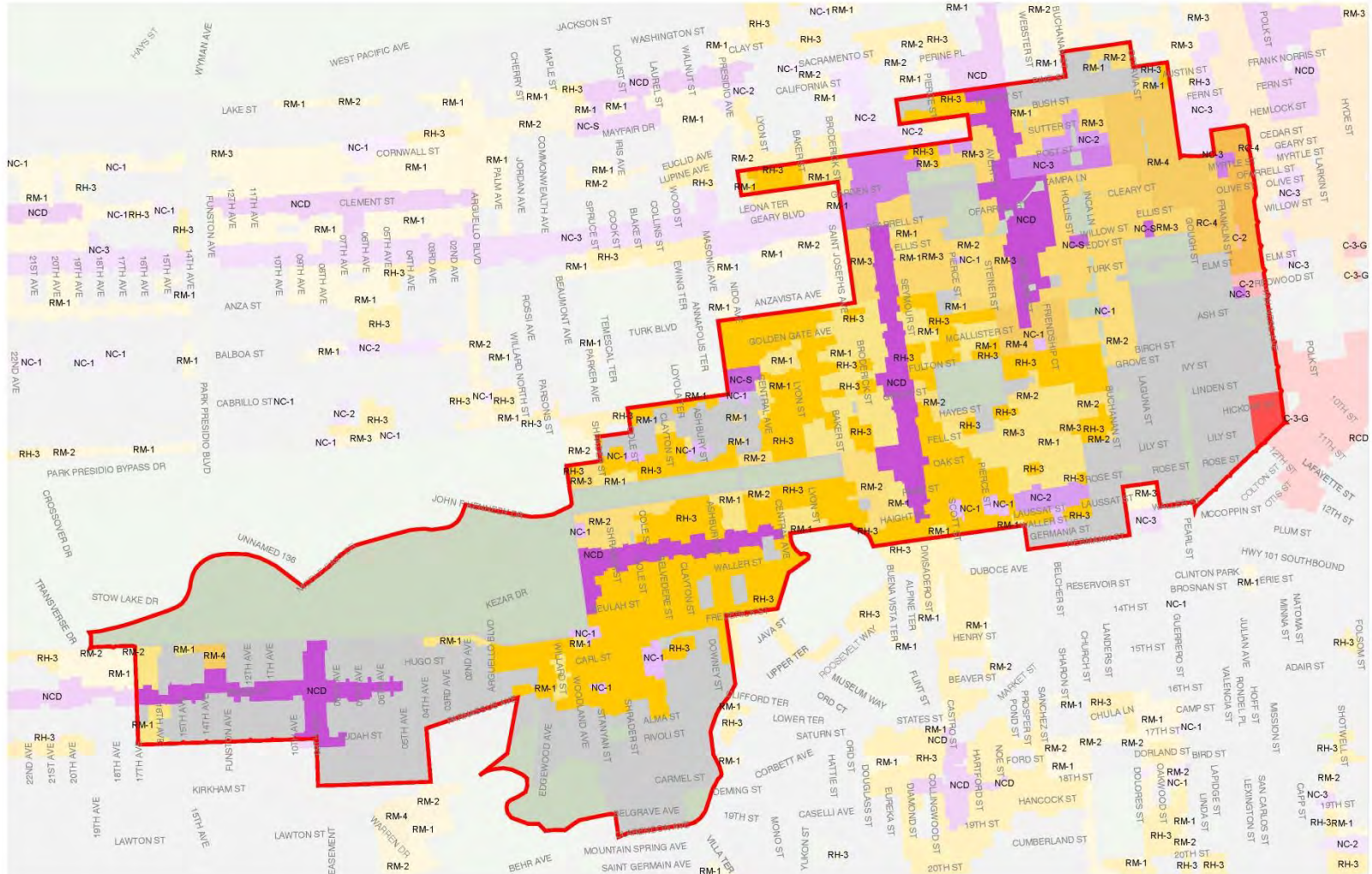
**3**  
**PLANNING DEPARTMENT  
REVIEW**  
  
**CEQA PLANNING CODE  
DESIGN REVIEW**

**4**  
**NEIGHBORHOOD  
NOTIFICATION**



**ENTITLEMENT:  
MAY INCLUDE  
PLANNING  
COMMISSION HEARING**

# EXISTING ZONING DISTRICTS











This map illustrates the Muni Rapid Network and its surrounding areas in San Francisco. The network is highlighted in blue, and the 1/4 mile buffer zone is shown in grey. Parks and open space are marked in green. The map includes a legend in the bottom right corner:

- Muni Rapid Network** (Blue line)
- 1/4 mile from Muni Rapid line** (Grey area)
- Parks and Open Space** (Green area)

The map shows a dense grid of streets, with major thoroughfares like Market Street, Mission Street, and Divisadero Street clearly visible. The Muni Rapid Network is concentrated in the central and northern parts of the city, with a significant portion of the 1/4 mile buffer zone extending into the surrounding urban areas.