

AFFORDABLE HOUSING BONUS PROGRAM

PROGRAM OVERVIEW — DECEMBER 2015

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.

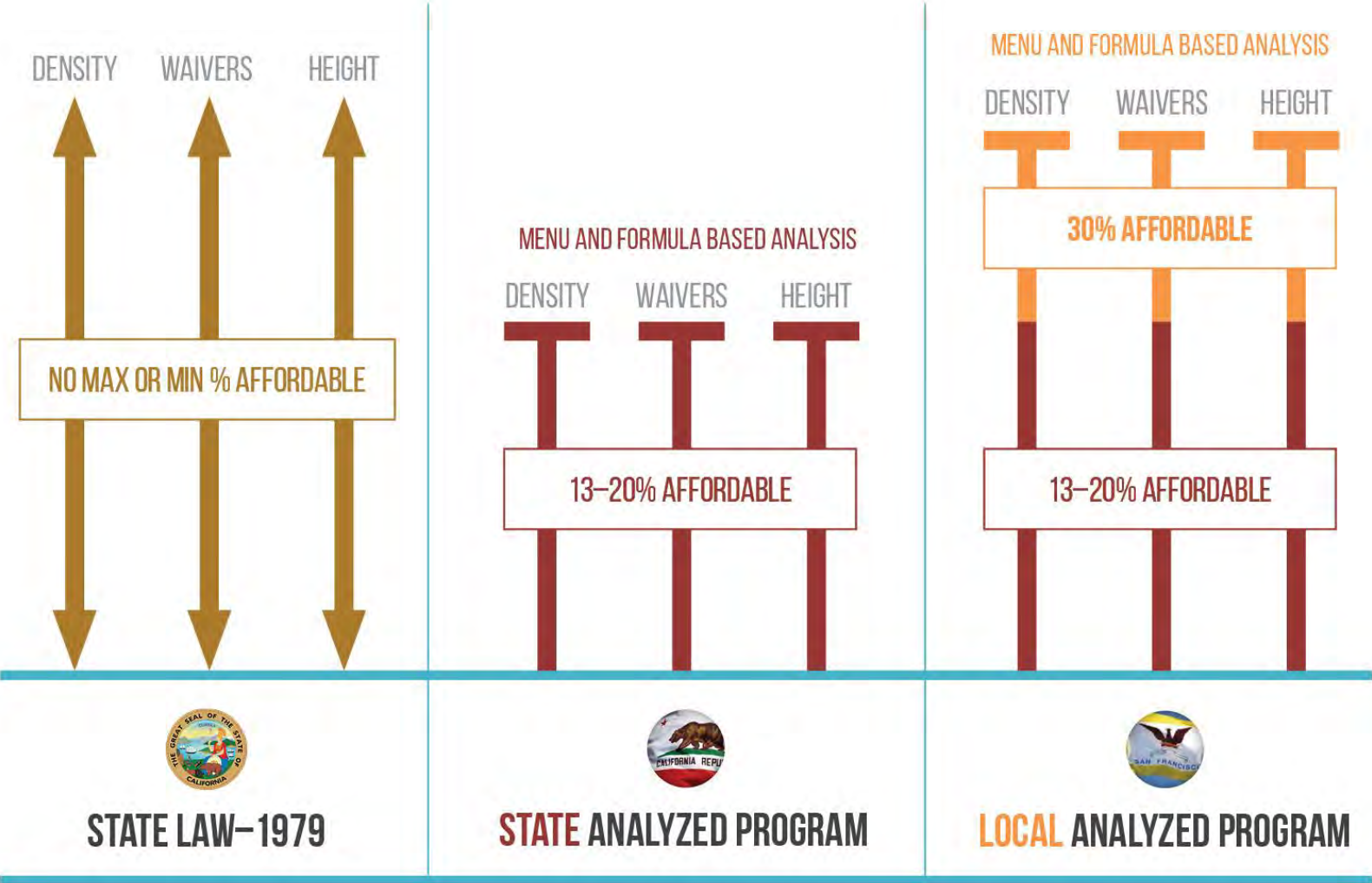
WHY NOW?

WHY NOW?

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



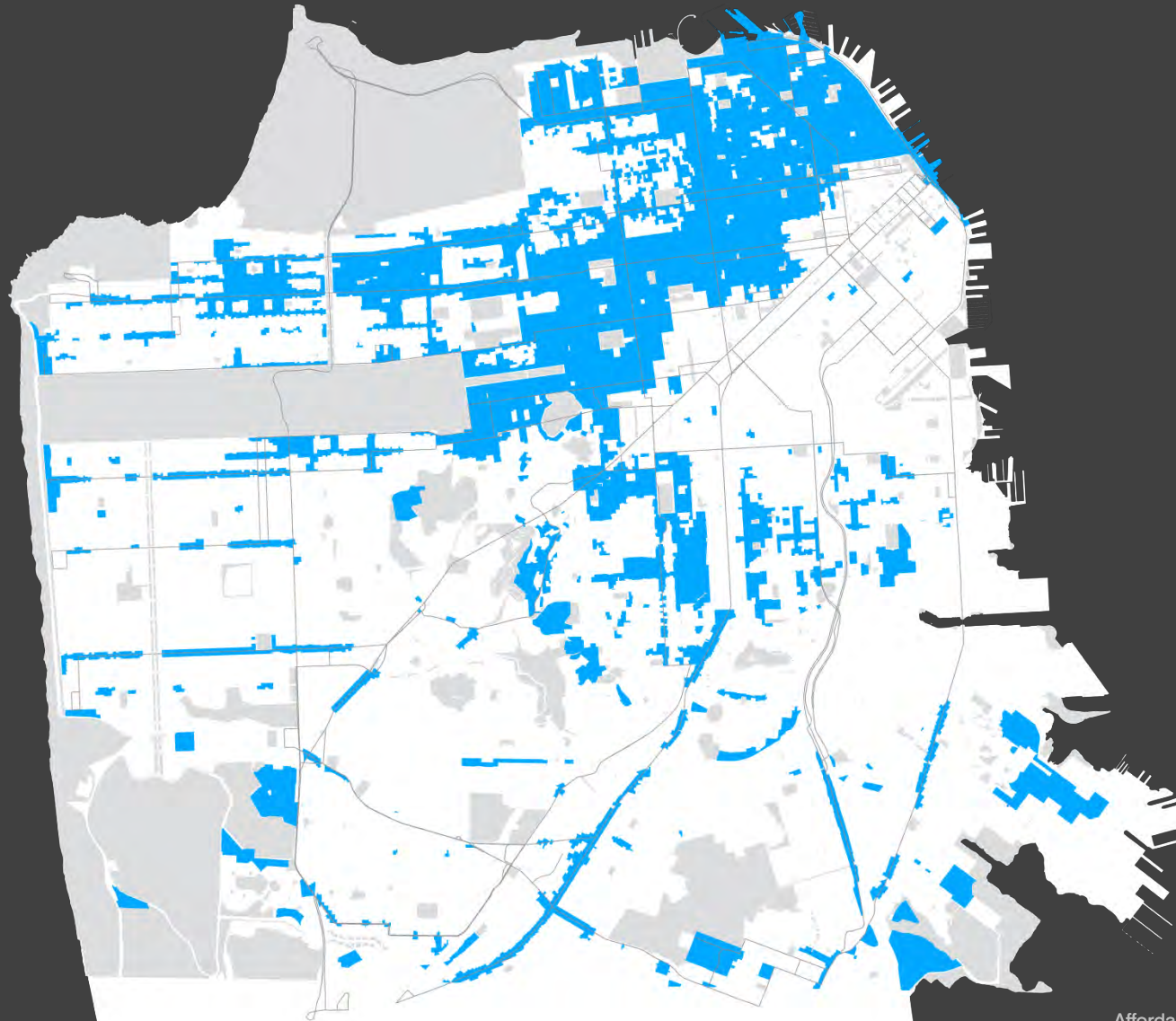
COMPARING STATE LAW TO AHBP PROGRAMS



NUTS AND BOLTS: HOW THE PROGRAM WORKS



PROGRAM AREA: KEY MIXED-USE AND COMMERCIAL CORRIDORS



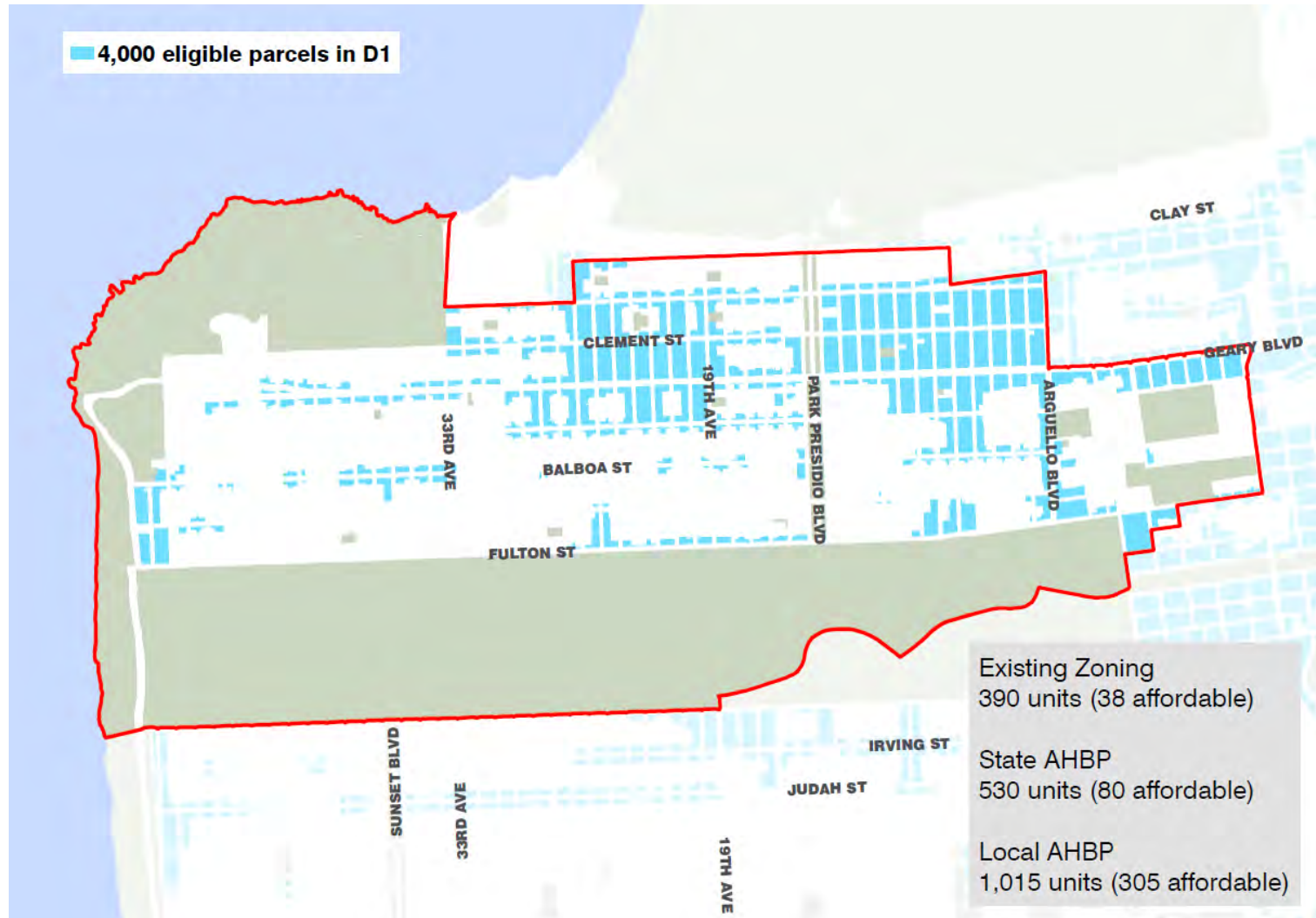
30,500

*Parcels in
Program Area*



*Program
Area*

PROGRAM AREA — DISTRICT 1



PROPOSED **STATE** AFFORDABLE HOUSING BONUS PROGRAM

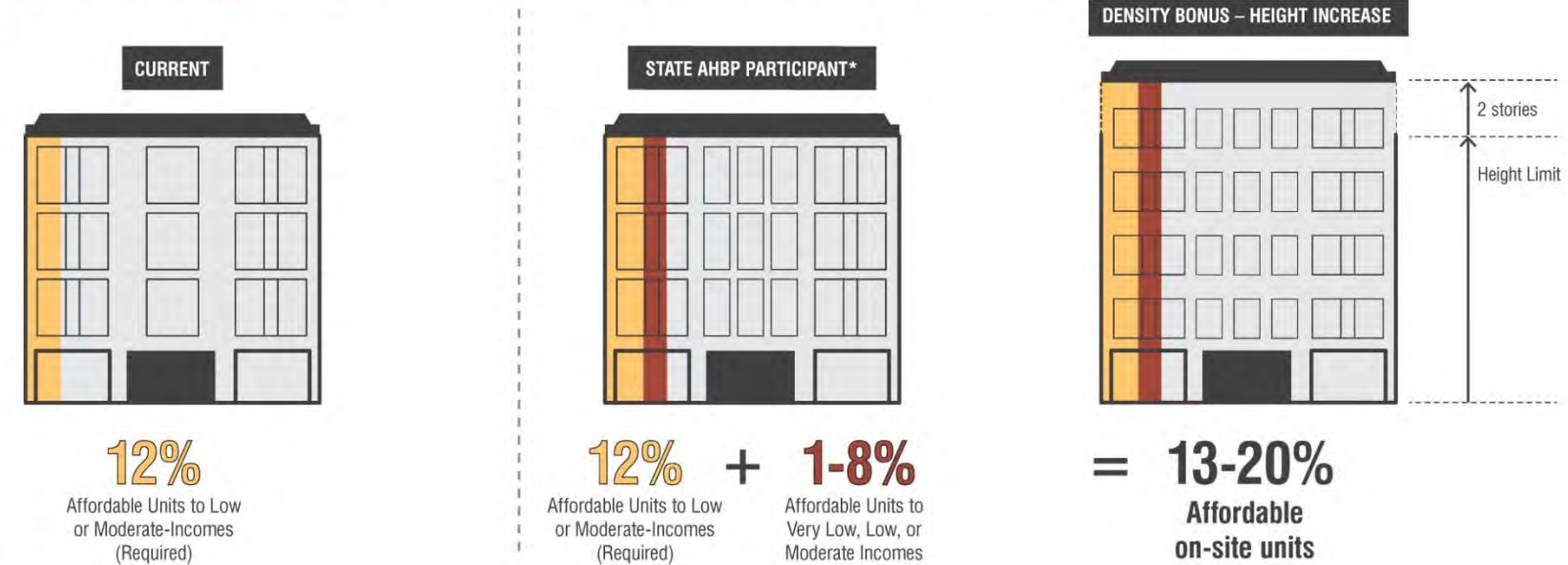


This program is referenced as the ‘**State Program**’ because it is intended to locally implement the State Density Bonus Law.

The following incentives will be available:

- » Up to 2 stories above existing height limits
- » 7–35% density bonus granted on a graduated scale:
 - Percent of affordable units
 - Income levels by affordable units

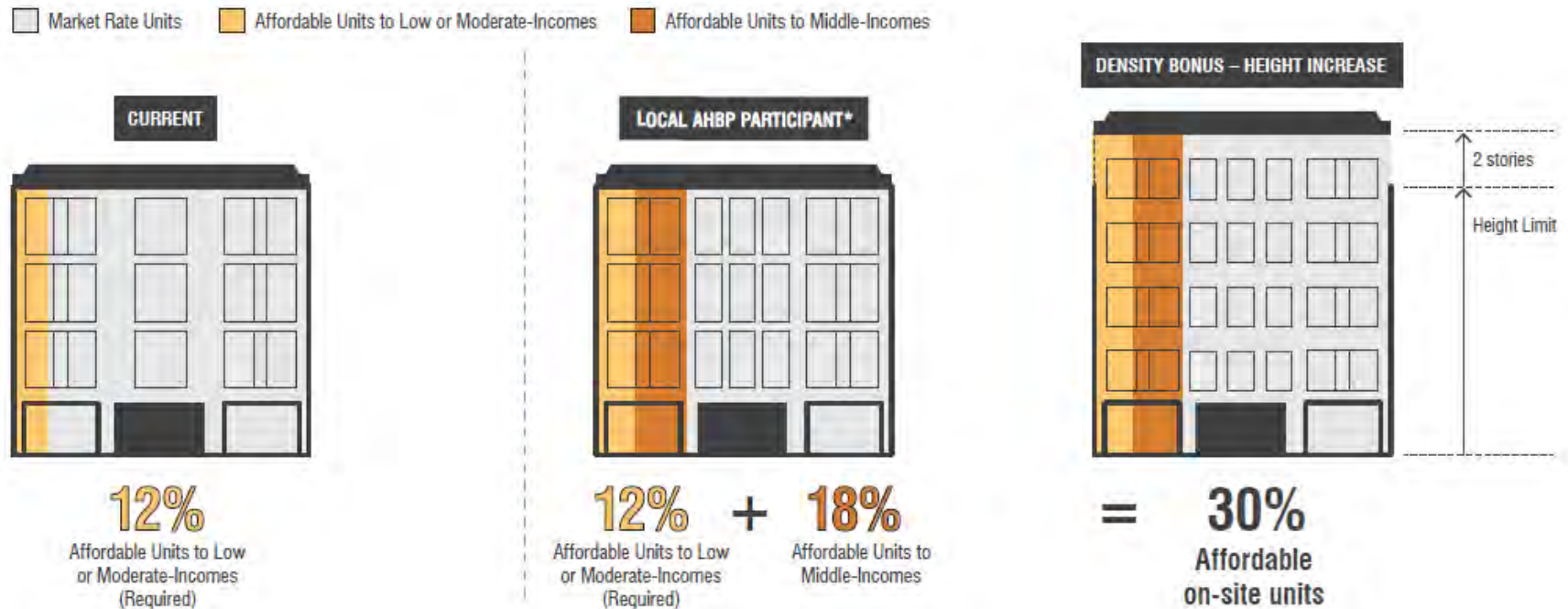
□ Market Rate Units ■ Affordable Units to Low or Moderate-Incomes ■ Affordable Units to Very Low, Low, or Moderate Incomes



* Project must include 5 units or more.

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



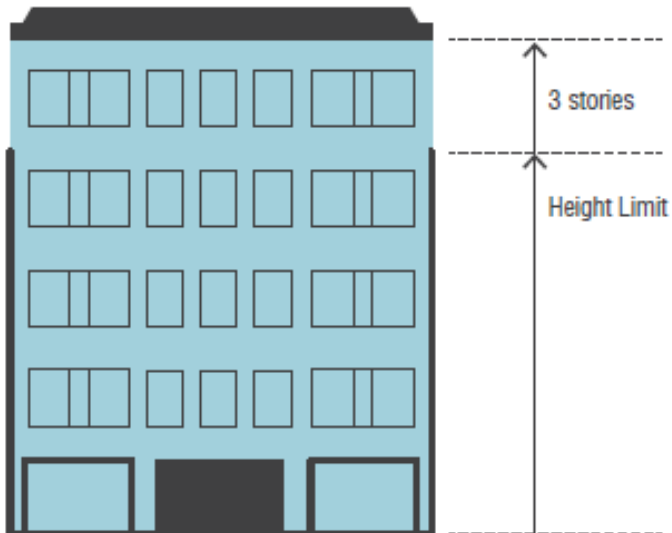
* There is no minimum unit threshold.

AFFORDABLE HOUSING BONUS PROGRAM

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

 100% Affordable Units

DENSITY BONUS – HEIGHT INCREASE



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:

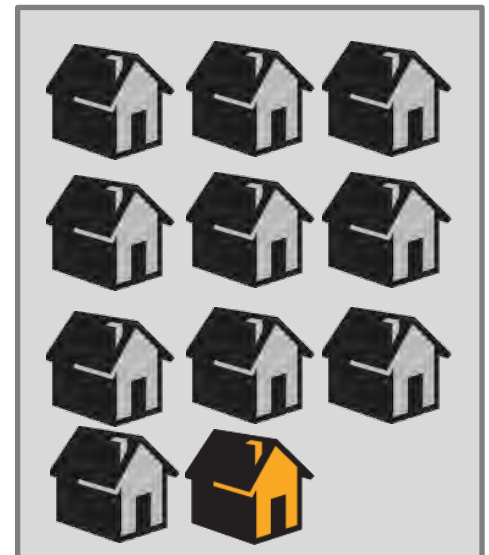
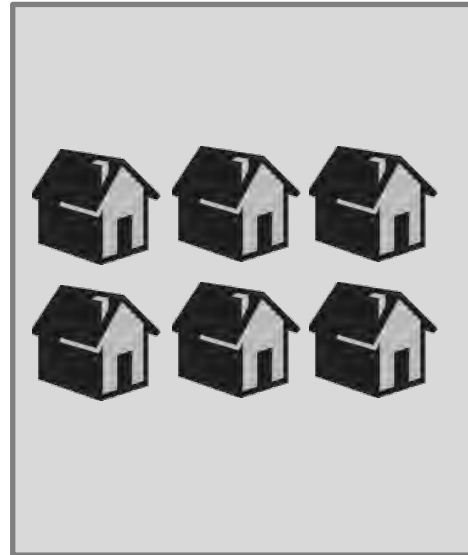
- Rent control and affordable units must be replaced by permanently affordable BMR units.



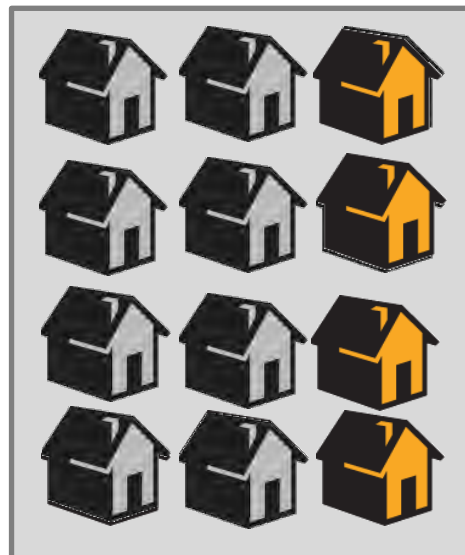
BMR - Rent Control Replacement

AB2222 AS DRAFTED

NEW CONSTRUCTION UNDER CURRENT ZONING



NEW CONSTRUCTION UNDER LOCAL AHBP



RENT CONTROL



MARKET RATE



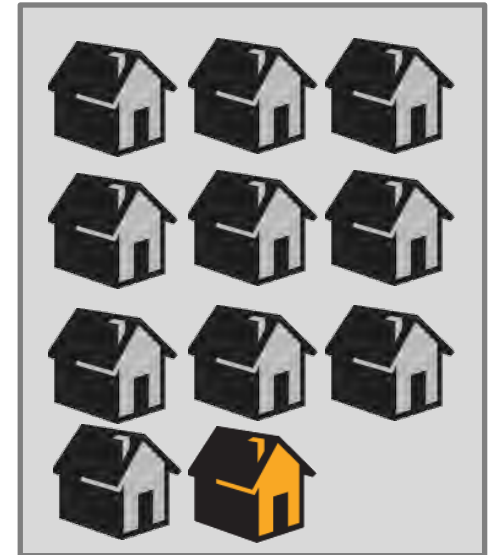
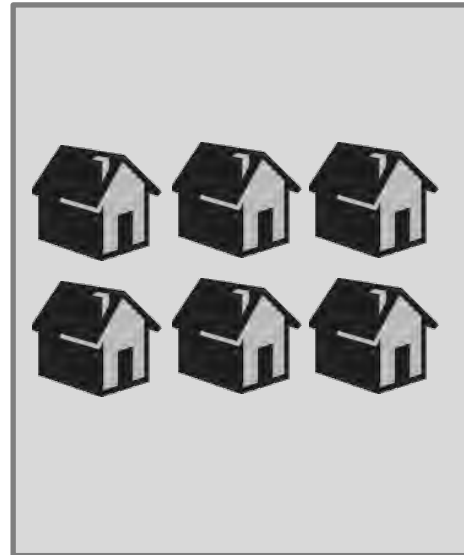
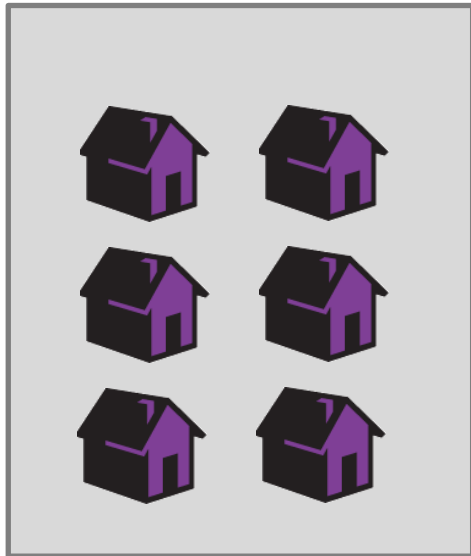
BMR



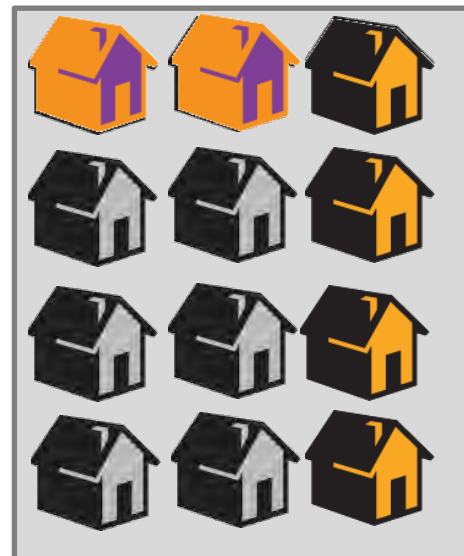
BMR - RENT CONTROL REPLACEMENT

AB2222

NEW CONSTRUCTION UNDER CURRENT ZONING



NEW CONSTRUCTION UNDER LOCAL AHBP



RENT CONTROL



MARKET RATE



BMR



BMR - RENT CONTROL REPLACEMENT

**WHAT WILL THIS
LOOK LIKE?**



SOFT SITE EXAMPLES



GEARY BLVD NEAR DIVISADERO

SOFT SITE EXAMPLES



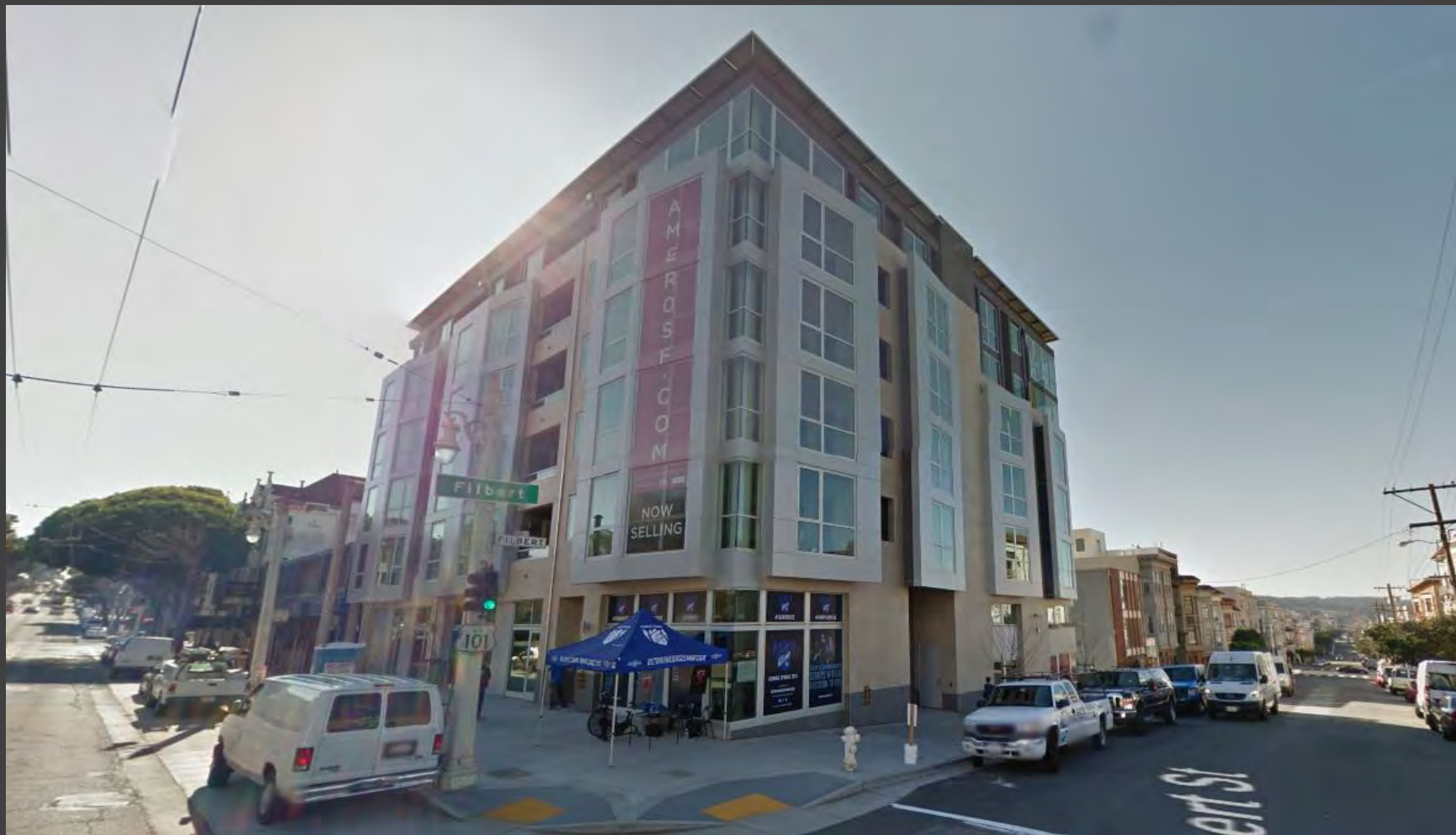
GEARY BLVD AT SPRUCE

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

THANK YOU!

BACKGROUND

STATE DENSITY BONUS LAW



2013 Napa Court Case

AFFORDABLE HOUSING PROGRAMS

Inclusionary Housing Program
Existing Affordable Housing Programs

SF AFFORDABLE HOUSING NEEDS

Proposition K
Middle Income Housing

SF PLANS AND INITIATIVES

Mayor's Working Group
Housing Element

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

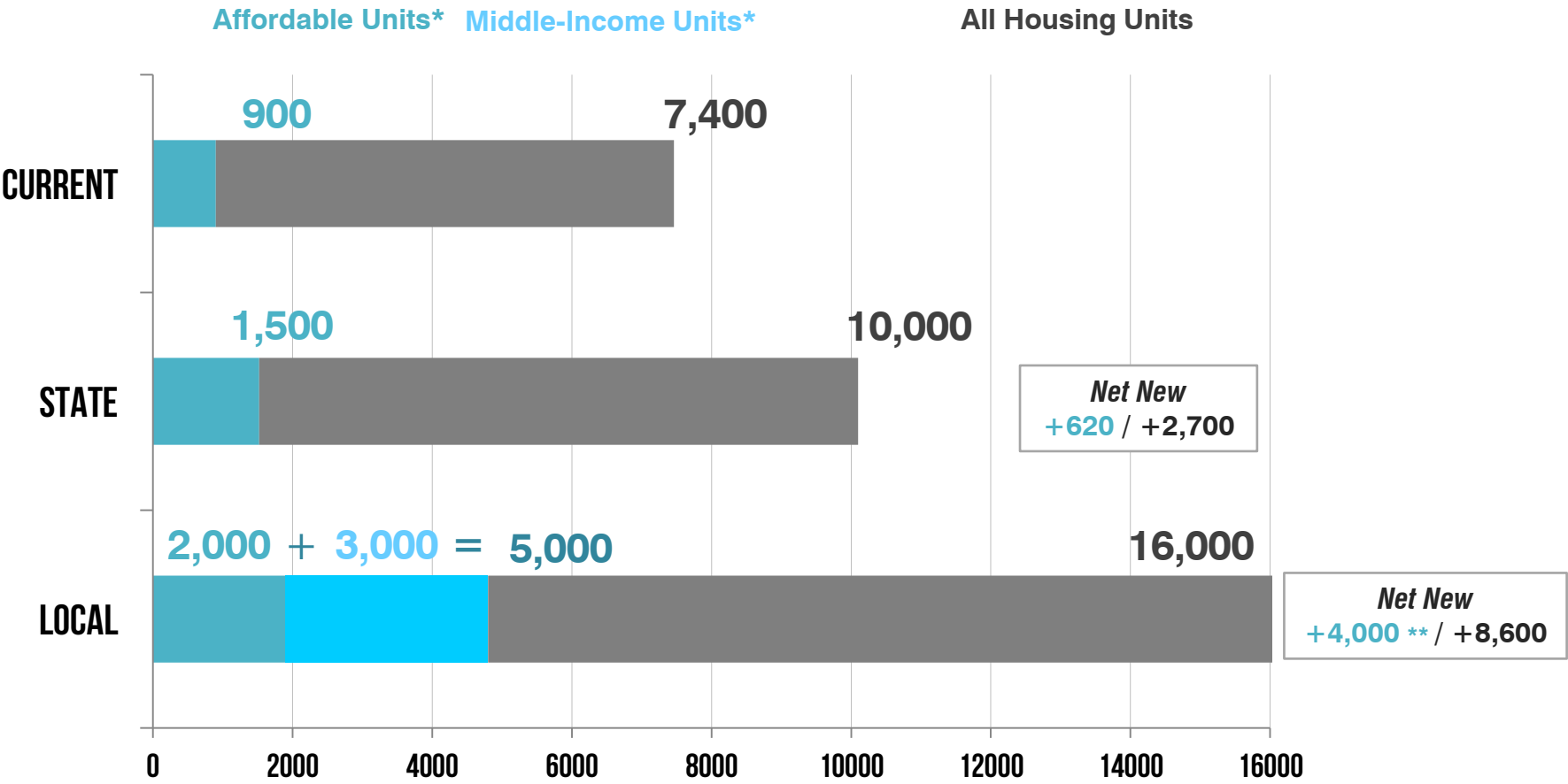


ESTABLISH A 'MIDDLE
INCOME' PROGRAM



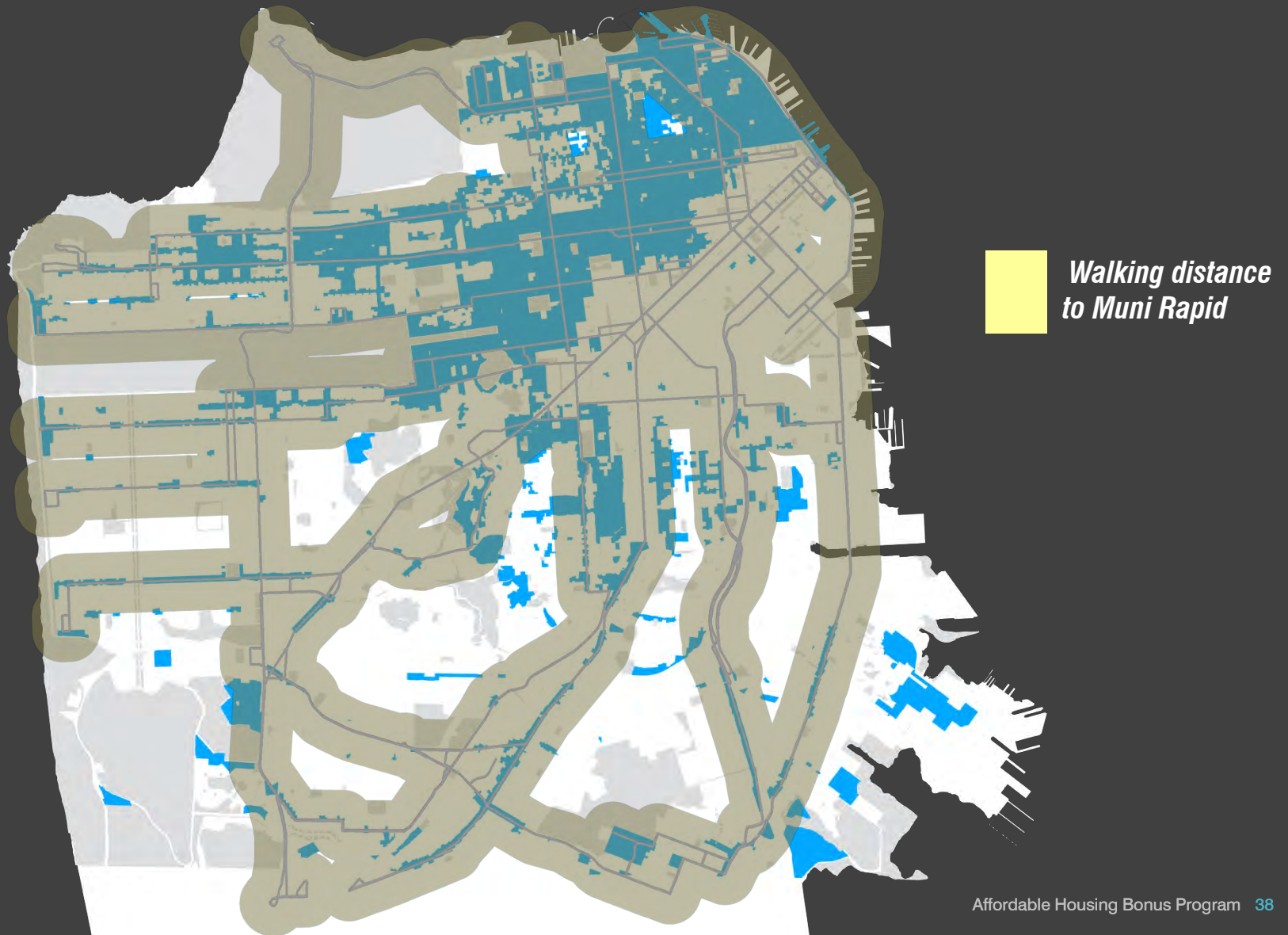
FACILITATE ENTITLEMENT OF
100% AFFORDABLE PROJECTS

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

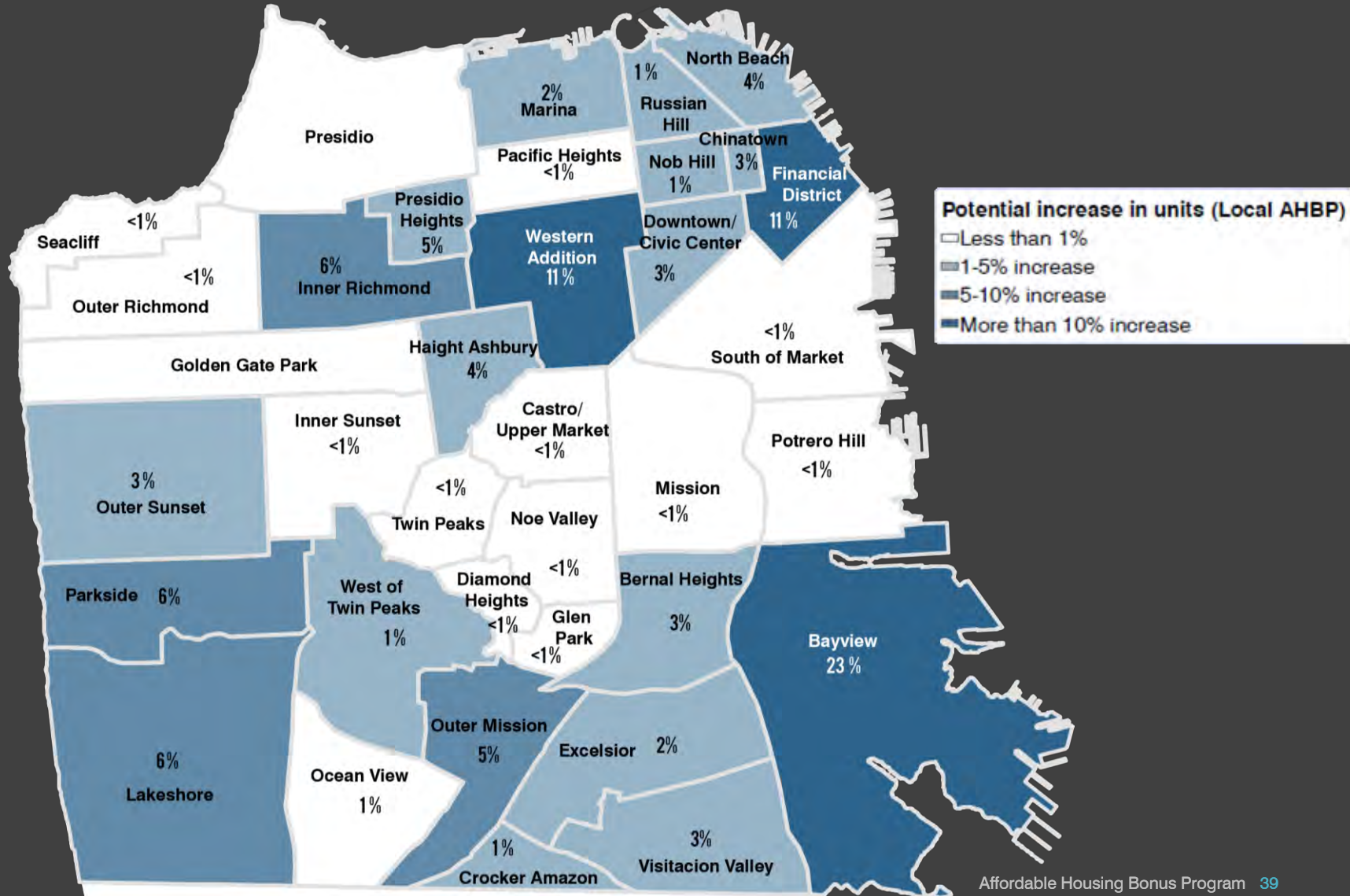


Affordable Units – permanently affordable, deed restricted housing units built by market rate developers.
* Assumes all projects provide inclusionary units onsite. Does not include 100% affordable housing projects.
** Includes some middle income units for 120% or 140% AMI.

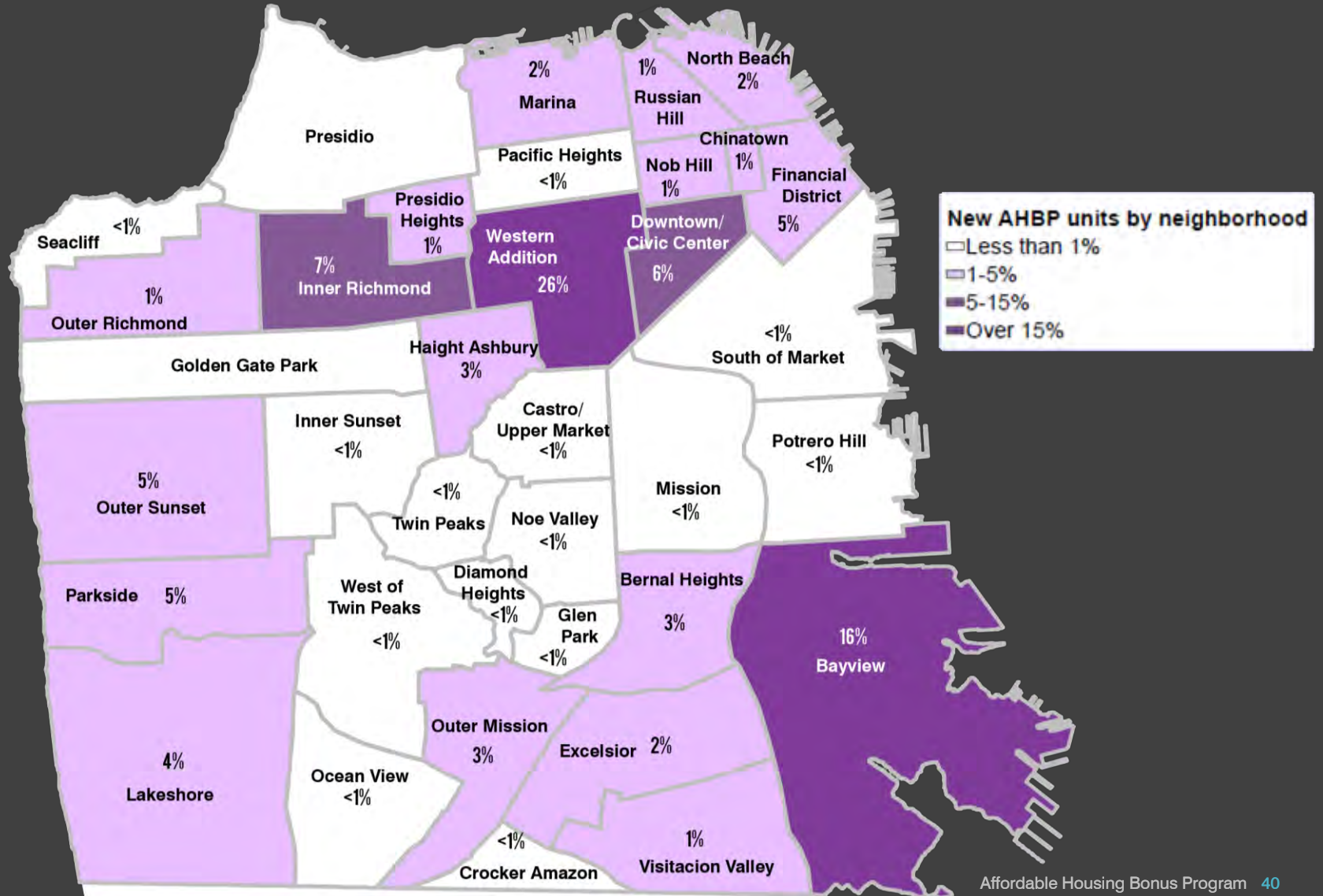
AHBP PROGRAM AREA: NEAR TRANSIT



SOFT SITES: WHERE?



SOFT SITES: WHERE?

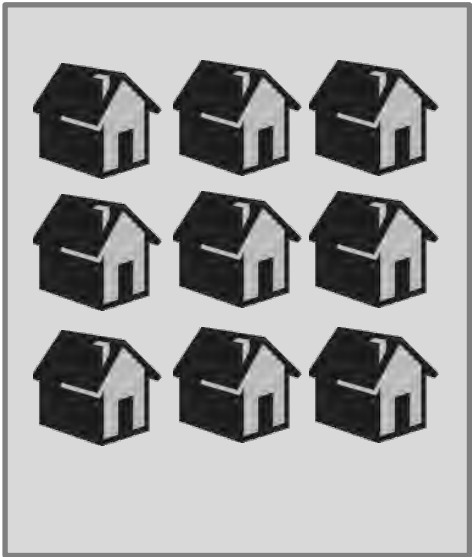


EXISTING

CHANGE IN TENANCY (OMI, ELLIS ACT, ETC)

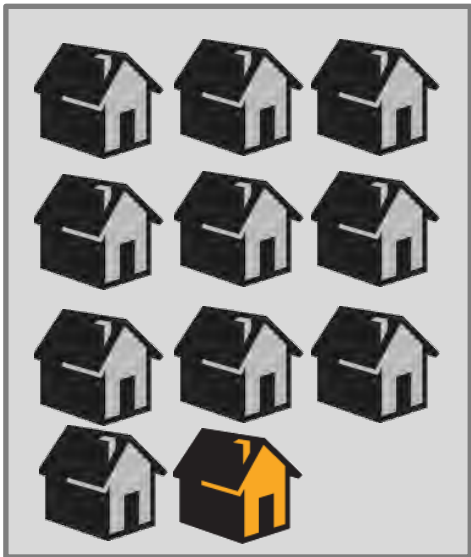


NEW CONSTRUCTION

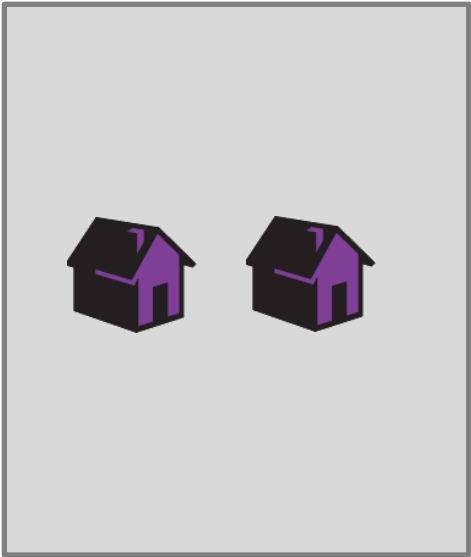


(LESS THAN 10 UNITS)

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

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)

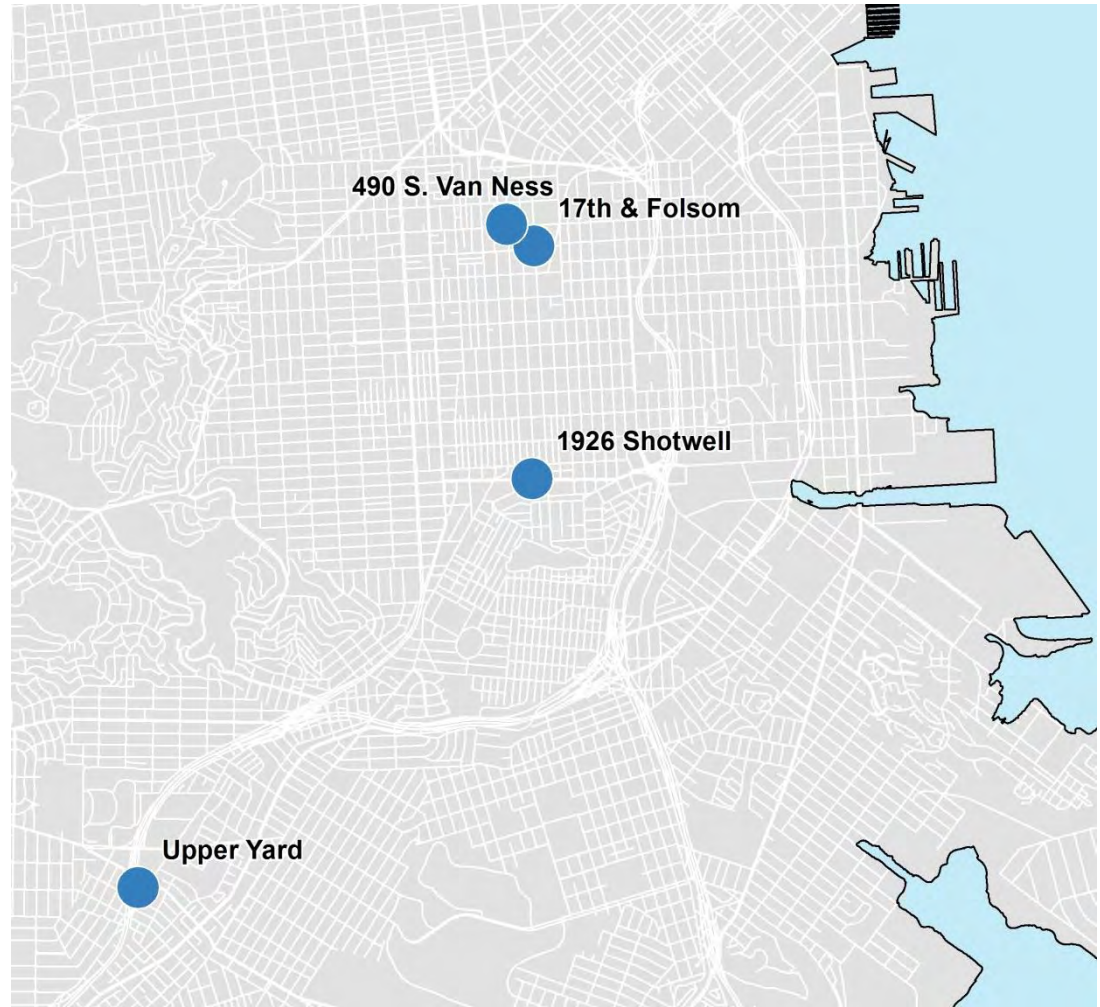
Up to 120% AMI

Teacher Next Door Down Payment Assistance (TND)

Up to 200% AMI



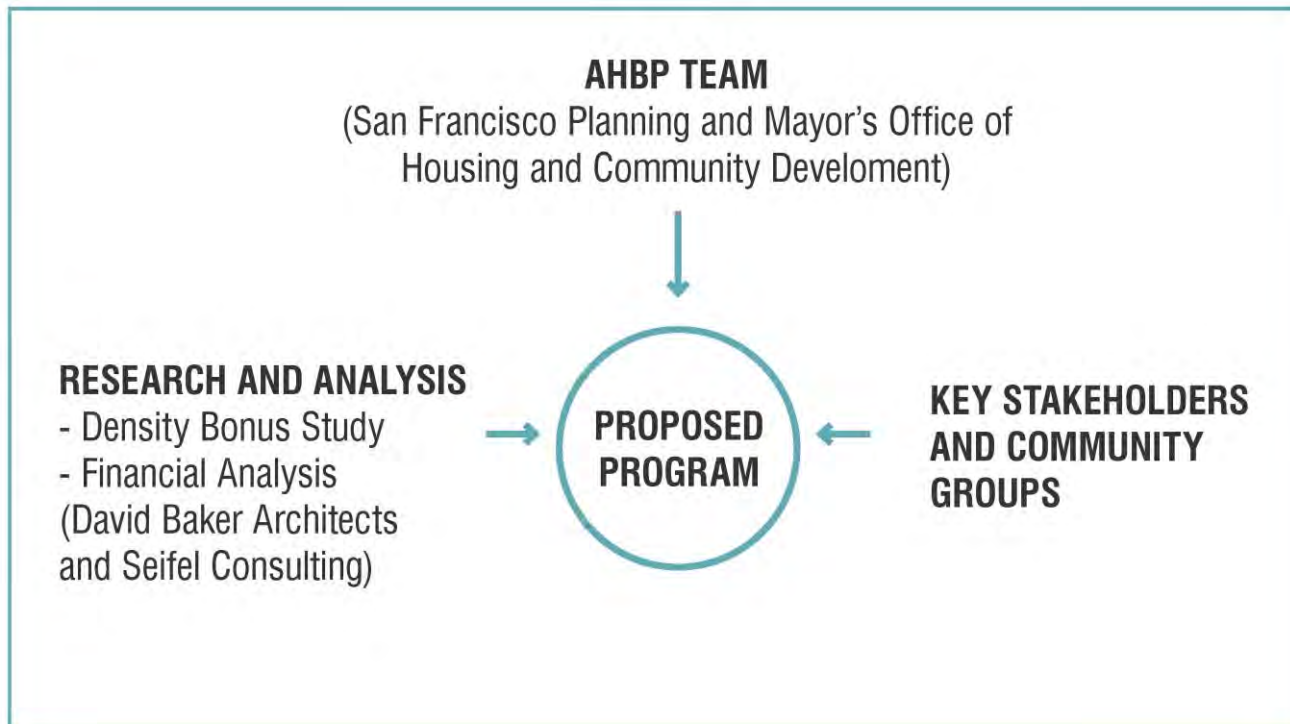
LOCAL PROGRAM: 100 % AFFORDABLE PROJECTS



HOW WE DEVELOPED THE PROGRAM

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**

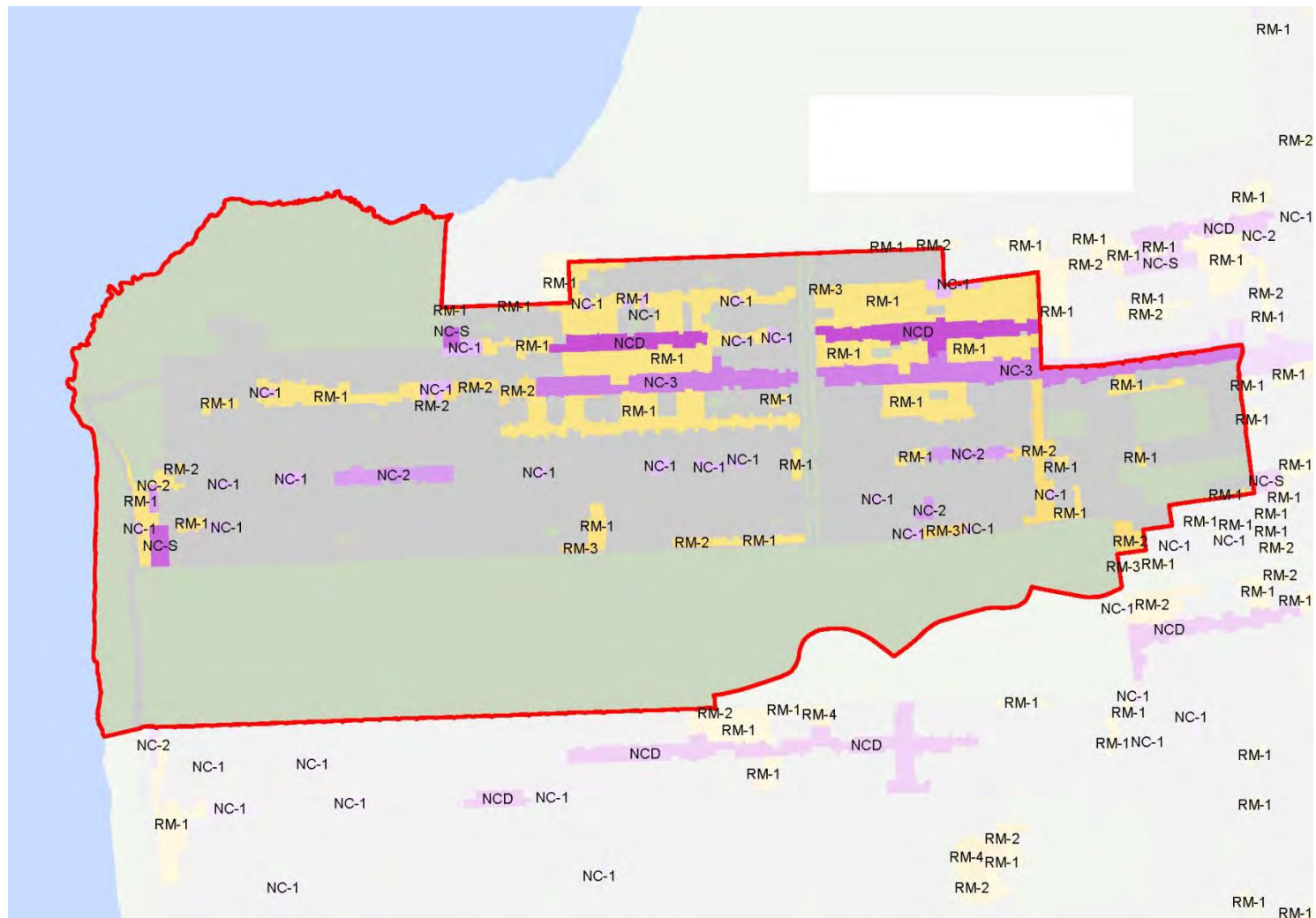
**CEQA PLANNING CODE
DESIGN REVIEW**

4
**NEIGHBORHOOD
NOTIFICATION**

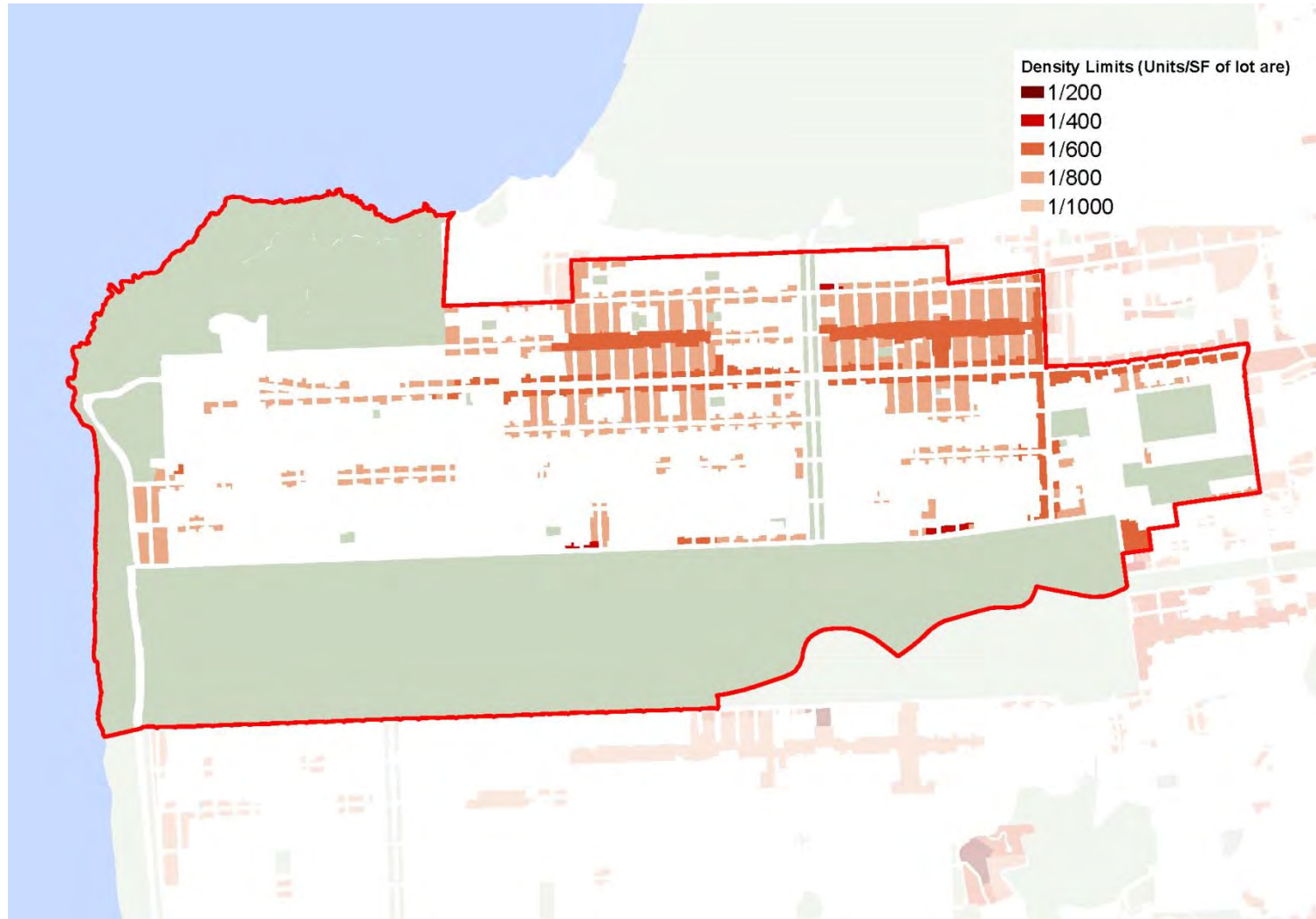


**ENTITLEMENT:
MAY INCLUDE
PLANNING
COMMISSION HEARING**

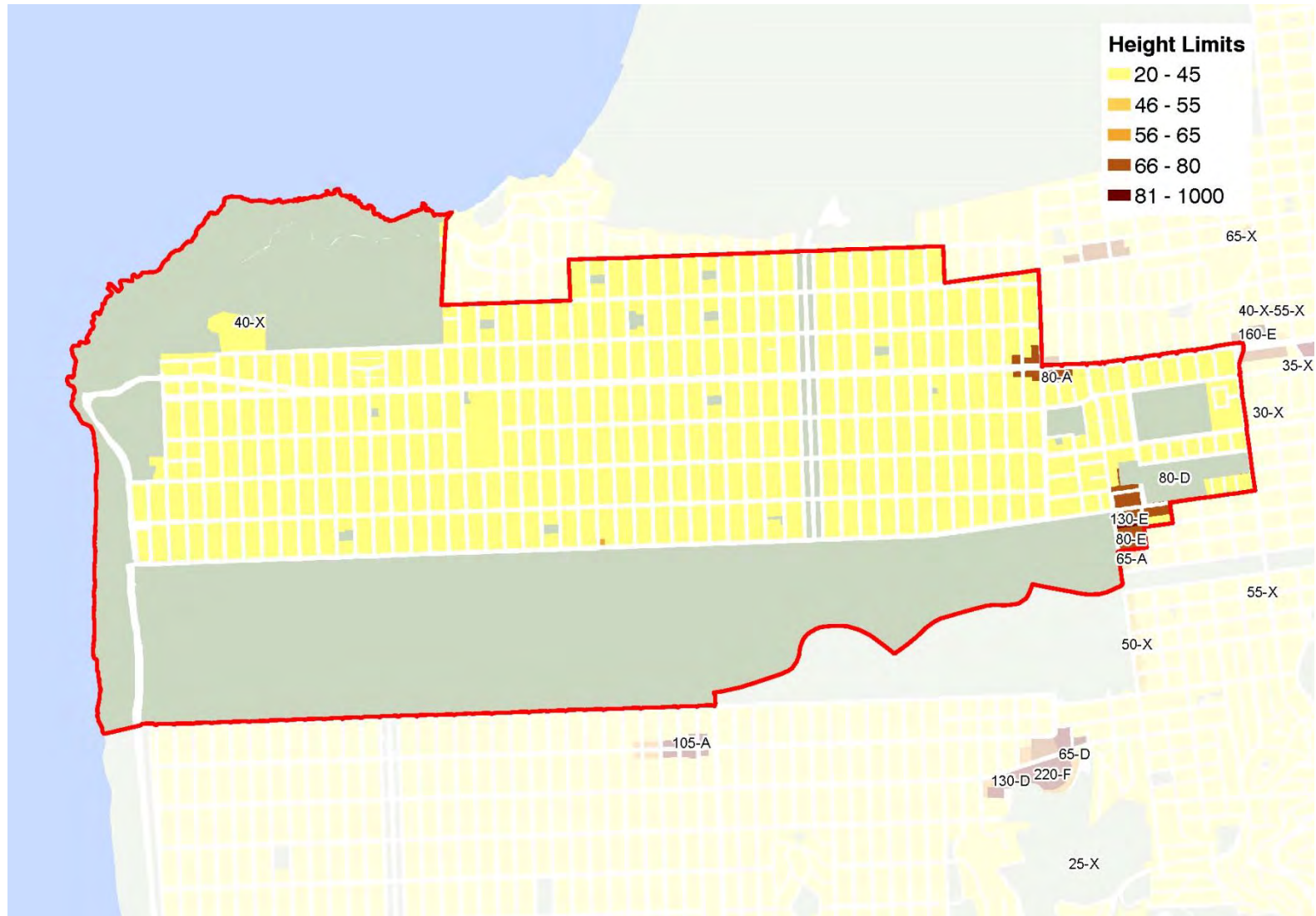
EXISTING ZONING DISTRICTS



DENSITY CONTROLS



HEIGHT LIMITS



PROGRAM AREA AND TRANSIT

