AFFORDABLE HOUSING BONUS PROGRAM

CPC INFORMATIONAL – DECEMBER 3, 2015

www.sf-planning.org/AHBP

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

2. FOLLOW UP FROM NOVEMBER 5TH HEARING
   - PROGRAM AREA
   - DESIGN
   - LOT SIZE
   - OUTREACH
   - PROTECTING EXISTING TENANTS AND AFFORDABLE UNITS

3. NEXT STEPS
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
AHBP PROGRAM AREA: RESIDENTIAL MIXED USE DISTRICTS

30,500

Parcels in Program Area

Program Area
The Local AHBP will offer incentives to project sponsors that elect to provide 30 percent or more affordable housing units on-site.

The following incentives will be available:
- Up to 2 stories above existing height limits
- Increased density based on:
  - Height and bulk controls
  - 40% 2-bedroom requirement
  - Design principles

**Density Bonus - Height Increase**

2 stories above Height Limit

**12%**
Affordable Units to Low or Moderate-Incomes (Required)

**18%**
Affordable Units to Middle-Incomes

**12%** + **18%** = **30%**
Affordable on-site units

*There is no minimum unit threshold.*
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

**DENSITY BONUS – HEIGHT INCREASE**

12% Affordable Units to Low or Moderate-Incomes (Required) + 1-8% Affordable Units to Very Low, Low, or Moderate Incomes = 13-20% Affordable on-site units

* Project must include 5 units or more.

www.sf-planning.org/AHBP
PROGRAM AREA
SOFT SITE EXAMPLES

GEARY BLVD NEAR DIVISADERO
SOFT SITE EXAMPLES

MISSION STREET AT SILVER
SOFT SITE EXAMPLES

GEARY BLVD AT SPRUCE
SOFT SITE EXAMPLES

NORIEGA STREET AT 30TH AVE
SOFT SITE EXAMPLES

THIRD STREET AT THORNTON
SOFT SITE EXAMPLES

FIFTH AND FOLSOM - 2015
SOFT SITE EXAMPLES

1800 VAN NESS AVE - 2015
SOFT SITE EXAMPLES

1800 VAN NESS AVE - 2009
SOFT SITE EXAMPLES

400 SOUTH VAN NESS AVE - 2015
SOFT SITE EXAMPLES

400 SOUTH VAN NESS AVE - 2009
SOFT SITE EXAMPLES

1080 SUTTER STREET - 2015
SOFT SITE EXAMPLES

1080 SUTTER STREET - 2009
SOFT SITE EXAMPLES

2559 VAN NESS AVE - 2015
SOFT SITE EXAMPLES

2559 VAN NESS AVE - 2009
SOFT SITES: WHERE?

New AHBP units by neighborhood:
- Less than 1%
- 1-5%
- 5-15%
- Over 15%

Affordable Housing Bonus Program
SOFT SITES BY ZONING DISTRICT

CRNC 1%
RH-3 1%
CVR 1%
RC-3 1%
RSD 1%
CCB 0%

C-2 6%
RC-4 8%
RM-1 3%
RM-2 2%
RM-3 5%
RM-4 6%

All NCDs 65%
NC VS. RM DISTRICTS
NC VS. RM DISTRICTS

OUTER CLEMENT NCD

RM-1

CLEMENT AND 20TH AVE
NC VS. RM DISTRICTS

SAN BRUNO AND WOOLSEY
STUDYING WHAT BUILDINGS MIGHT LOOK LIKE WITH DAVID BAKER ARCHITECTS (DBA).
DENSITY IS CONSTRAINED BY ONE OF TWO FACTORS
MAXIMUM PHYSICAL ENVELOPE
1 UNIT ALLOWED PER 200 SF
400 SF
600 SF
800 SF OF LOT AREA
PHYSICAL ENVELOPE AND DENSITY LIMITS RARELY RELATE
HEIGHT LIMIT

NC-3, 130-E
1/600 DENSITY LIMIT
60 UNITS ALLOWED
60 UNITS @ 3,000+ SF EACH
60 UNITS @ 1,000 SF EACH
NO DENSITY CAP
HOW IS 30% ON SITE AFFORDABILITY POSSIBLE?

ON SOME SITES, IT CAN WORK WITH 2 STORIES OF ADDED HEIGHT
ELIMINATE DENSITY CAPS

UP TO 2 EXTRA STORIES

40% 2 BR’s

AHBP
Current Zoning: 15 Homes @ 50′

(2,400 SF)
No Density Cap: 27 Homes @ 50′
(1,333 SF)
AHBP: 46 Homes @ 75’ (1,333 SF)
PROTOTYPES WITHIN STUDY AREA
PROTOTYPES WITHIN STUDY AREA
ADD MORE CONTEXT, BIGGER LABELS, REAR YARD GREEN SAME AS OTHER GREEN (SHOW CODE COMPLYING BASE SCHEME)
15 UNITS ALLOWED (2400 SF)
BASE SCHEME
15 UNITS (1333 SF)
MARKET-DRIVEN SCHEME
15 UNITS (1333 SF)
MARKET DRIVEN SCHEME + STATE LAW INCREASE (35%)
27 UNITS (1333 SF)
NO DENSITY LIMITS, FORM ALLOWED BY ZONING
46 UNITS (1333 SF)
AFFORDABLE HOUSING BONUS SCHEME
MENU OF WAIVERS

- Rear Yard
- Dwelling Unit Exposure
- Height
- Bulk
- FAR
- Usable Open Space
- Parking
- Off-Street Loading
- Obstructions Over Streets & Alleys
MENU OF WAIVERS

• Rear Yard
• Dwelling Unit Exposure
• Height
• Bulk
• FAR
• Usable Open Space
• Parking
• Off-Street Loading
• Obstructions Over Streets & Alleys
VARIANCES: CODE REQUIRED REAR YARD
VARIANCES: REAR YARD
1:1 PARKING REQUIRED

15-29 SPACES CAN BE PROVIDED BUT 46 WOULD BE REQUIRED

VARIANCES: PARKING
FULL MASS ALLOWED UNDER AHBP
PRECEDENTS: ACCORDION
PRECEDENTS: BAYS AND VOIDS
BAYS AND VOIDS
PRECEDENTS: WEAVE
DESIGN GUIDELINES
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.

<table>
<thead>
<tr>
<th>Street or District</th>
<th>Lot Frontage Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hayes, from Franklin to Laguna</td>
<td>50 feet</td>
</tr>
<tr>
<td>RED and RED-MX</td>
<td>50 feet</td>
</tr>
<tr>
<td>Church Street, from Duboce to 16th Street</td>
<td>100 feet</td>
</tr>
<tr>
<td>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</td>
<td>100 feet</td>
</tr>
<tr>
<td>Market, from Octavia to Noe</td>
<td>150 feet</td>
</tr>
<tr>
<td>Ocean Avenue in the Ocean Avenue NCT</td>
<td>See Subsection (e)</td>
</tr>
<tr>
<td>Inner and Outer Clement NCDs</td>
<td>50 feet</td>
</tr>
<tr>
<td>NC-2 districts on Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 38th Avenue</td>
<td>50 feet</td>
</tr>
</tbody>
</table>
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
POTENTIAL LOT MERGER REGULATIONS

- No change from current controls
- Add to AHBP Design Guidelines
- Cap Lot Widths in Planning Code
LOT Mergers: No Change

Lot mergers would continue to be allowed in areas of the city where currently permitted.

Any AHBP project proposing to merge lots in a district where a Conditional Use Authorization for lot mergers is currently required would need to meet the same criteria/findings.
Projects that participate in the AHBP will be subject to the AHBP Design Guidelines, which guide the appropriate design and mass of AHBP buildings.

The AHBP Design Guidelines could include further language and guidance around lot mergers, especially on neighborhood commercial corridors.
Projects that participate in the AHBP would not be allowed to exceed 125 feet in lot frontage for NCDs.

Current regulations would still apply to projects that are not participating in the AHBP.
OUTREACH AND ENGAGEMENT
PUBLIC OUTREACH AND ENGAGEMENT - CITYWIDE

• Getting the word out to Community Members
  • Website www.sf-planning/AHBP
  • Video
  • Media
  • Mailing lists
  • Public Forums

• Gathering input from Community Members
  • Interactive Webinar (10/22)
  • Open House (10/26)
  • Public Hearings at the Commission and Board
    Commission: 10/15, 11/5, 12/3, 1/28
## NEIGHBORHOOD AND COMMUNITY GROUPS

### July through December 2015

<table>
<thead>
<tr>
<th>Organization/Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCHO, Council of Community Housing Organizations</td>
</tr>
<tr>
<td>SPUR, SF Planning and Urban Research</td>
</tr>
<tr>
<td>SFHAC, SF Housing Action Coalition</td>
</tr>
<tr>
<td>CSFN, Coalition for SF Neighborhoods</td>
</tr>
<tr>
<td>RBA, Residential Builders Association</td>
</tr>
<tr>
<td>District 4, Supervisor Tang</td>
</tr>
<tr>
<td>SF Sierra Club</td>
</tr>
<tr>
<td>Market Octavia &amp; Eastern Neighborhoods CACs</td>
</tr>
</tbody>
</table>

### Upcoming Meetings . . .

- District 1 (hosted by PAR)
- District 5
- Bayview CAC
- Housing Rights Committee, Richmond District
PROTECTING RENT CONTROL UNITS AND TENANTS
AFFORDABLE HOUSING BONUS PROGRAM
CURRENT REGULATIONS: DEMO OF UNITS

• Conditional Use or Mandatory Discretionary Review for mergers depending on zoning district

• CU for RTO, RTO-M, NCT, and Upper Market NCD for loss of a unit

• Mandatory Discretionary Review for units that are not demonstrably unaffordable (317)
CURRENT POLICIES- TENANT PROTECTIONS

- Housing Preference Program
- Relocation Payments
- Newly Passed Rent Ordinance (Kim)
- Neighborhood Preference Program
RECENT TRENDS – RENT CONTROL UNITS

Anti-Eviction Mapping Project - No-Fault Evictions 1997-2013
Affordable Housing Bonus Program

SINCE 2005

3,875 RENT CONTROL UNITS CONVERTED TO OWNERSHIP UNITS

– 2,200 Owner Move-Ins
– 1,675 Ellis Act

536 RENT-CONTROLLED UNITS DEMOLISHED

225 property owners removed unpermitted unit
Merging units and change of use
Demolition of building
CURRENT TRENDS: LOSS OF RENT CONTROL TO DEMO

Evictions 2005-15
Demolition
- 0 - 10
- 11 - 50
- 51 - 100
- 101 - 150
- 150+

[Map showing evictions and demolitions by neighborhood, with Outer Sunset being the area with the highest number of evictions.]
EXISTING

CHANGE IN TENANCY (OMI, ELLIS ACT, ETC)

NEW CONSTRUCTION

(LESS THAN 10 UNITS)

OR

(10 UNITS OR MORE)

RENT CONTROL
MARKET RATE
BMR
For all AHBP projects:

- Rent control and affordable units must be replaced by permanently affordable BMR units.
AB2222 AS DRAFTED

NEW CONSTRUCTION UNDER CURRENT ZONING

NEW CONSTRUCTION UNDER LOCAL AHBP

RENT CONTROL
MARKET RATE
BMR
BMR - RENT CONTROL REPLACEMENT
Enhancing rent control protections, we are exploring the following:
REPLACEMENT UNITS, IN ADDITION TO AFFORDABLE

NEW CONSTRUCTION UNDER CURRENT ZONING

NEW CONSTRUCTION UNDER LOCAL AHBP

RENT CONTROL
MARKET RATE
BMR
BMR - RENT CONTROL REPLACEMENT
REPLACEMENT UNITS, IN ADDITION TO AFFORDABLE

NEW CONSTRUCTION UNDER CURRENT ZONING

NEW CONSTRUCTION UNDER LOCAL AHBP

RENT CONTROL
MARKET RATE
BMR
BMR - RENT CONTROL REPLACEMENT
ENHANCE TENANT PROTECTIONS

• Right to Return
• Replacement Unit Affordable to Existing Household
• Relocation Assistance
NEXT STEPS

ENHANCE RENT CONTROL REPLACEMENT PROGRAM

CONTINUE COMMUNITY OUTREACH

SUBSTITUTE LEGISLATION

JANUARY ADOPTION HEARING
PROTECTING EXISTING BUSINESSES
TRANSPORTATION
AHBP PROGRAM AREA: NEAR TRANSIT

Walking distance to Muni Rapid
<table>
<thead>
<tr>
<th>Program</th>
<th>AMI Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOHCD Affordable Rental</td>
<td>Up to 60% AMI</td>
</tr>
<tr>
<td>BMR Inclusionary Rental</td>
<td>Up to 55% AMI</td>
</tr>
<tr>
<td>BMR Inclusionary Ownership</td>
<td>Up to 90% AMI</td>
</tr>
<tr>
<td>Down Payment Assistance Loan Program (DALP)</td>
<td>Up to 120% AMI</td>
</tr>
<tr>
<td>Teacher Next Door Down Payment Assistance (TND)</td>
<td>Up to 200% AMI</td>
</tr>
</tbody>
</table>
LOCAL PROGRAM:
100% AFFORDABLE PROJECTS
COMPARING STATE LAW & AHBP PROGRAMS

STATE LAW—1979

NO MAX OR MIN % AFFORDABLE

STATE ANALYZED PROGRAM

13–20% AFFORDABLE

LOCAL ANALYZED PROGRAM

13–20% AFFORDABLE

MENU AND FORMULA BASED ANALYSIS

30% AFFORDABLE

DENSITY WAIVERS HEIGHT

DENSITY WAIVERS HEIGHT

DENSITY WAIVERS HEIGHT
HEIGHT OF EXISTING BUILDINGS
HEIGHT OF EXISTING BUILDINGS