

AFFORDABLE HOUSING BONUS PROGRAM

CPC INFORMATIONAL— DECEMBER 3, 2015

www.sf-planning.org/AHBP

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San Francisco
Planning

TODAY'S AGENDA

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

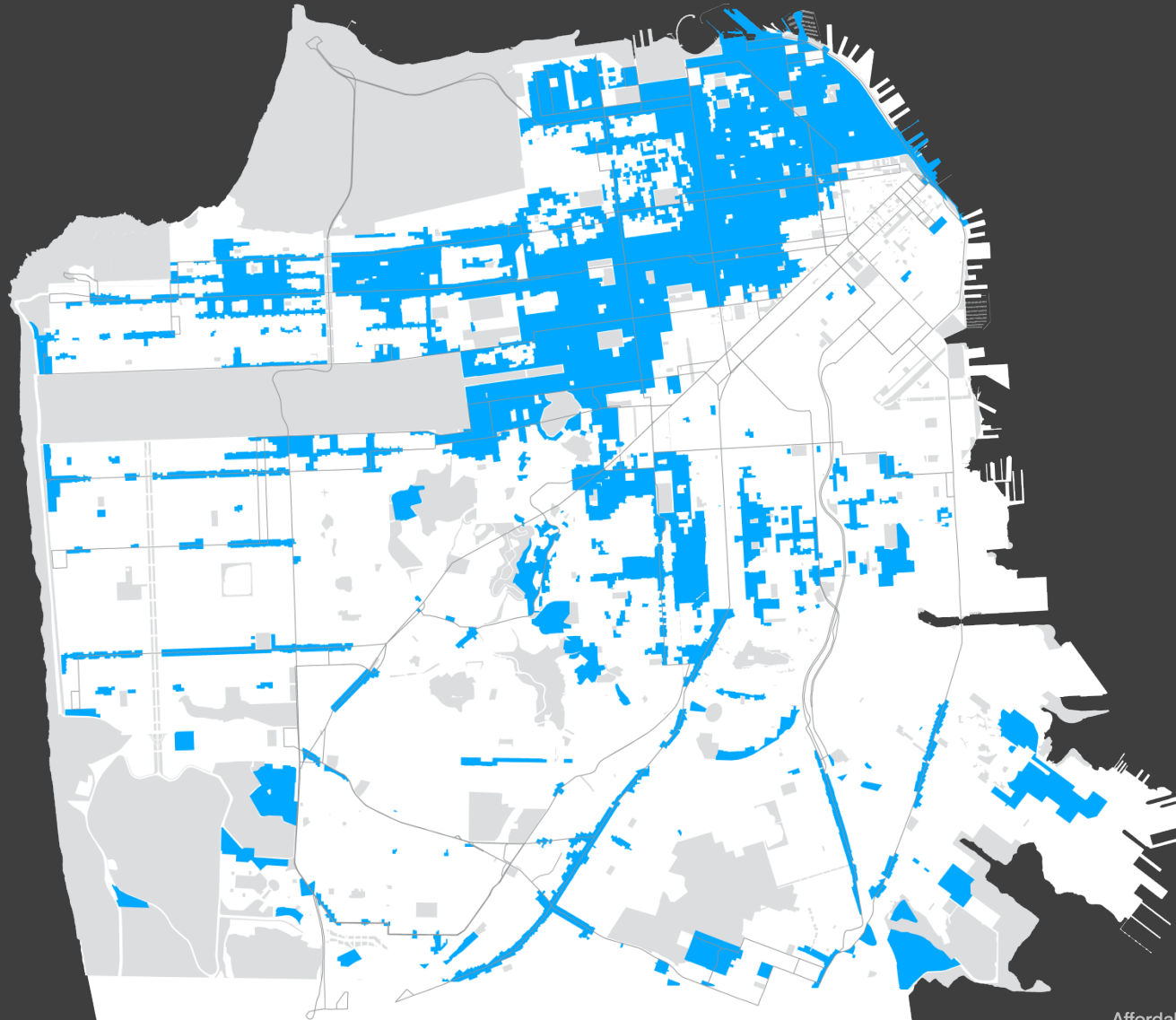


ESTABLISH A 'MIDDLE
INCOME' PROGRAM



FACILITATE ENTITLEMENT OF
100% AFFORDABLE PROJECTS

AHBP PROGRAM AREA: RESIDENTIAL MIXED USE DISTRICTS



30,500

*Parcels in
Program Area*



*Program
Area*

PROPOSED LOCAL AFFORDABLE HOUSING BONUS PROGRAM

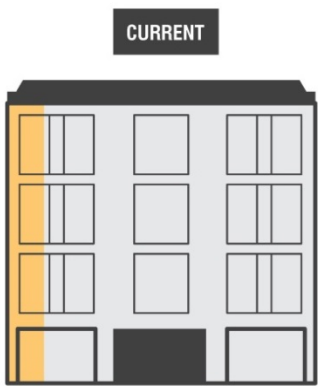


The Local AHBP will offer incentives to project sponsors that elect to provide 30 percent or more affordable housing units on-site.

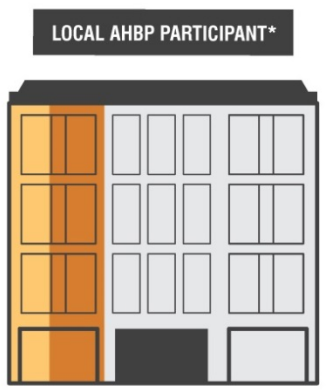
The following incentives will be available:

- » Up to 2 stories above existing height limits
- » Increased density based on:
 - Height and bulk controls
 - 40% 2-bedroom requirement
 - Design principles

Market Rate Units Affordable Units to Low or Moderate-Incomes Affordable Units to Middle-Incomes



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



12% + 18%
Affordable Units to Low or Moderate-Incomes (Required) Affordable Units to Middle-Incomes

* There is no minimum unit threshold.

DENSITY BONUS – HEIGHT INCREASE



= 30%
Affordable on-site units

PROPOSED STATE AFFORDABLE HOUSING BONUS PROGRAM

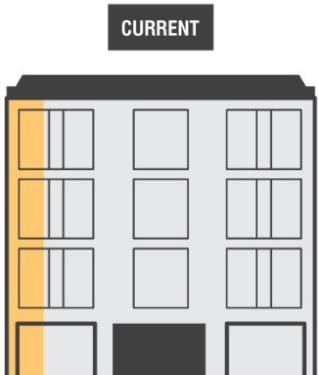


This program is referenced as the ‘State Program’ because it is intended to locally implement the State Density Bonus Law.

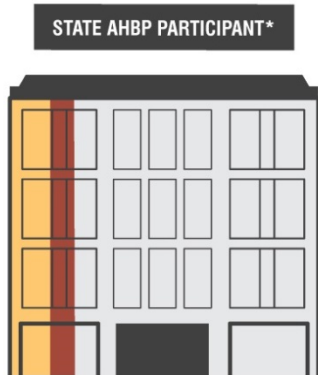
The following incentives will be available:

- » 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

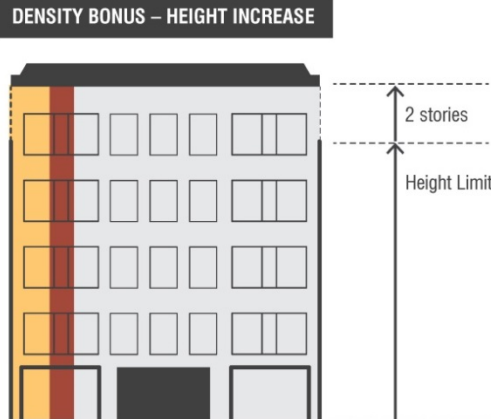


12%
Affordable Units to Low or Moderate-Incomes (Required)



12% + 1-8%
Affordable Units to Low or Moderate-Incomes (Required) Affordable Units to Very Low, Low, or Moderate Incomes

* Project must include 5 units or more.



= 13-20%
Affordable on-site units

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



FIFTH AND FOLSOM - 2009

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



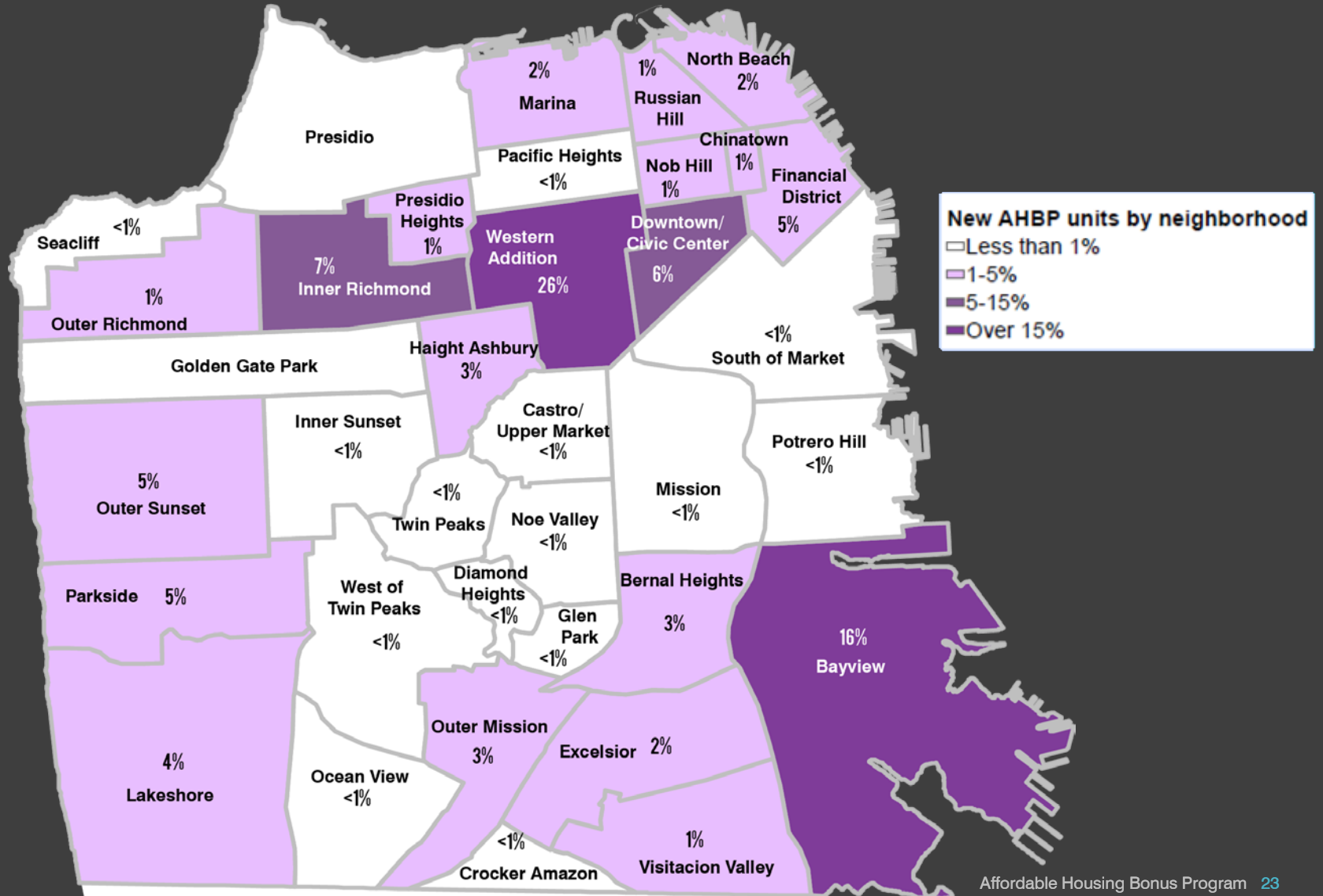
2559 VAN NESS AVE - 2015

SOFT SITE EXAMPLES

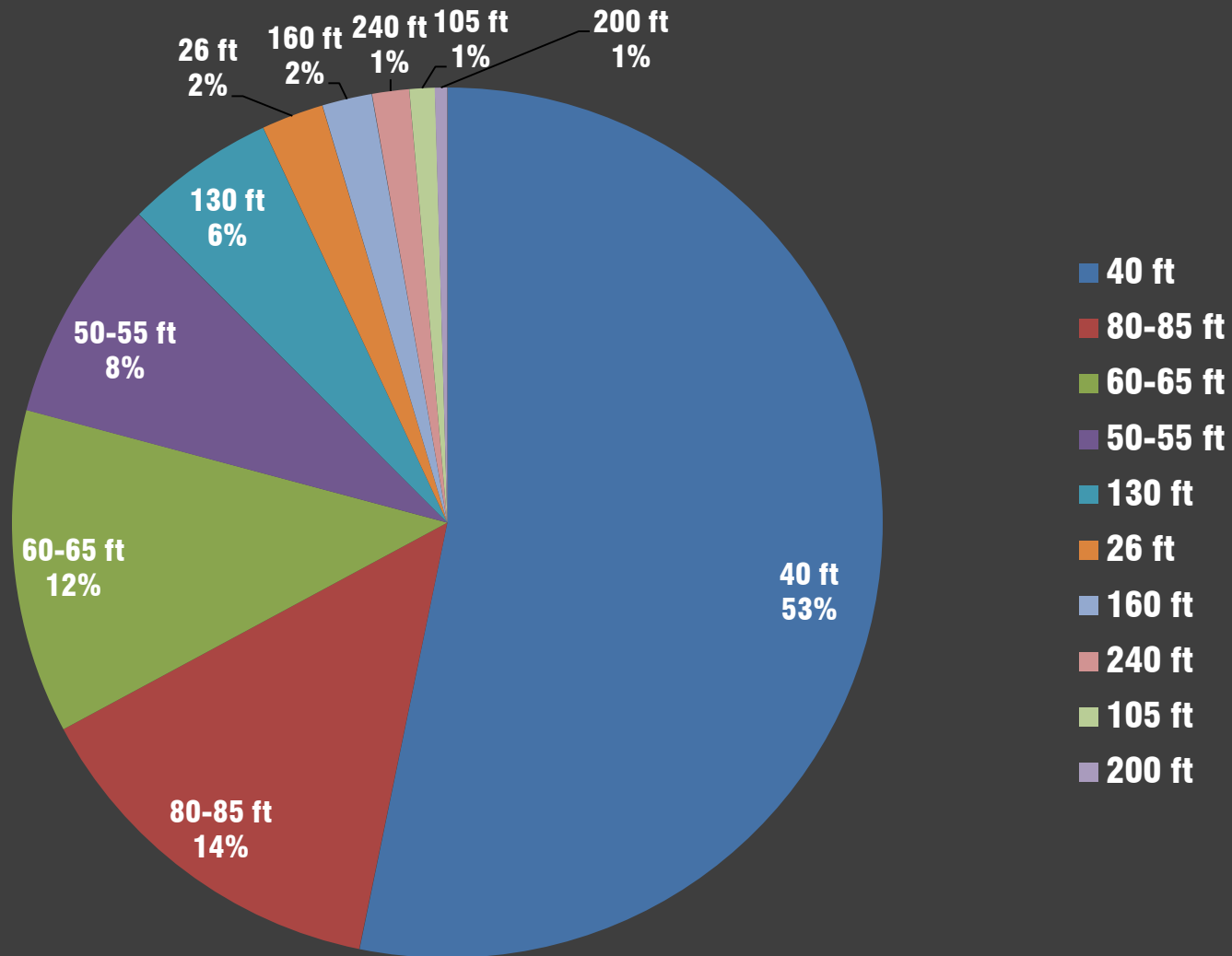


2559 VAN NESS AVE - 2009

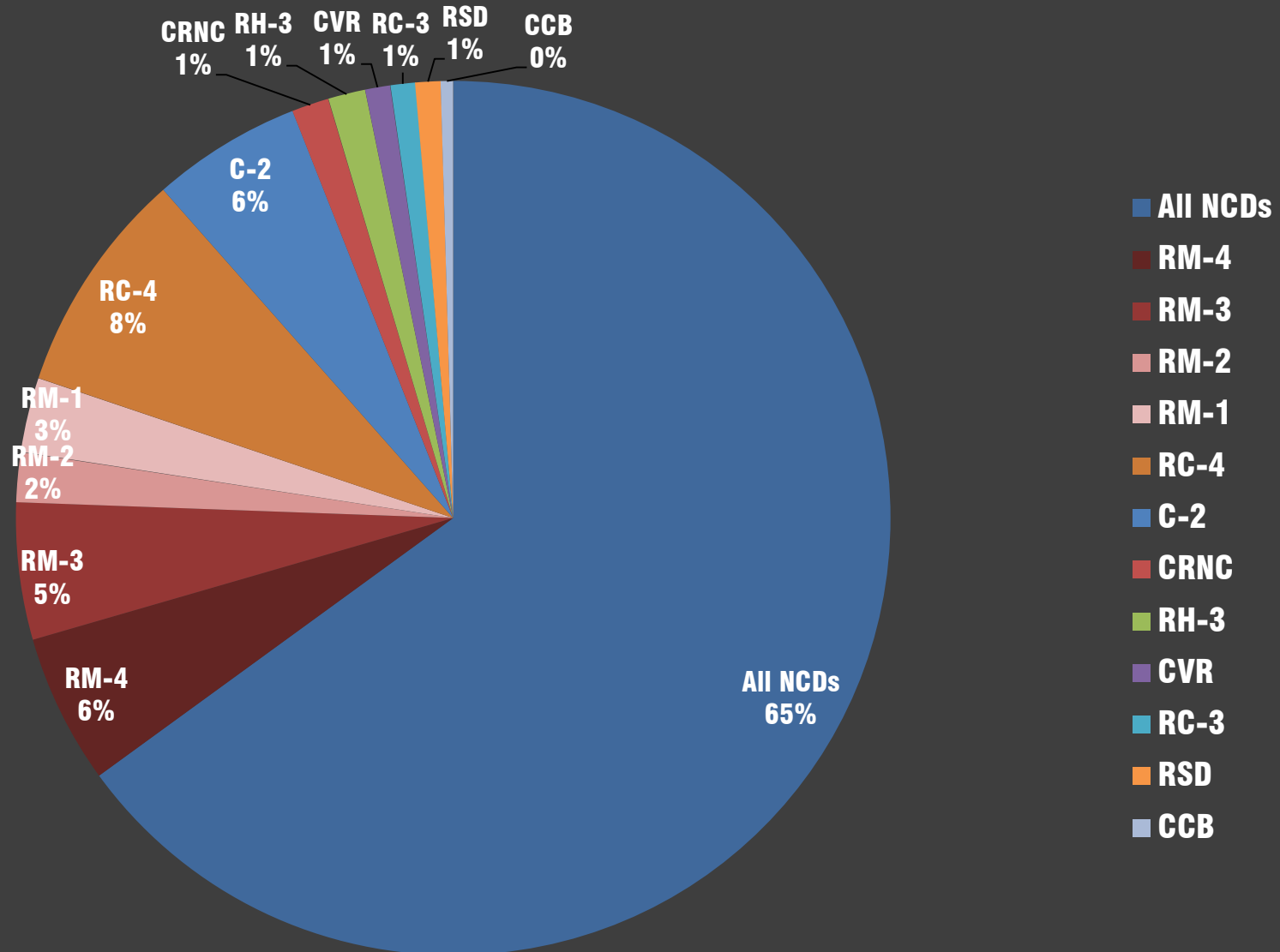
SOFT SITES: WHERE?



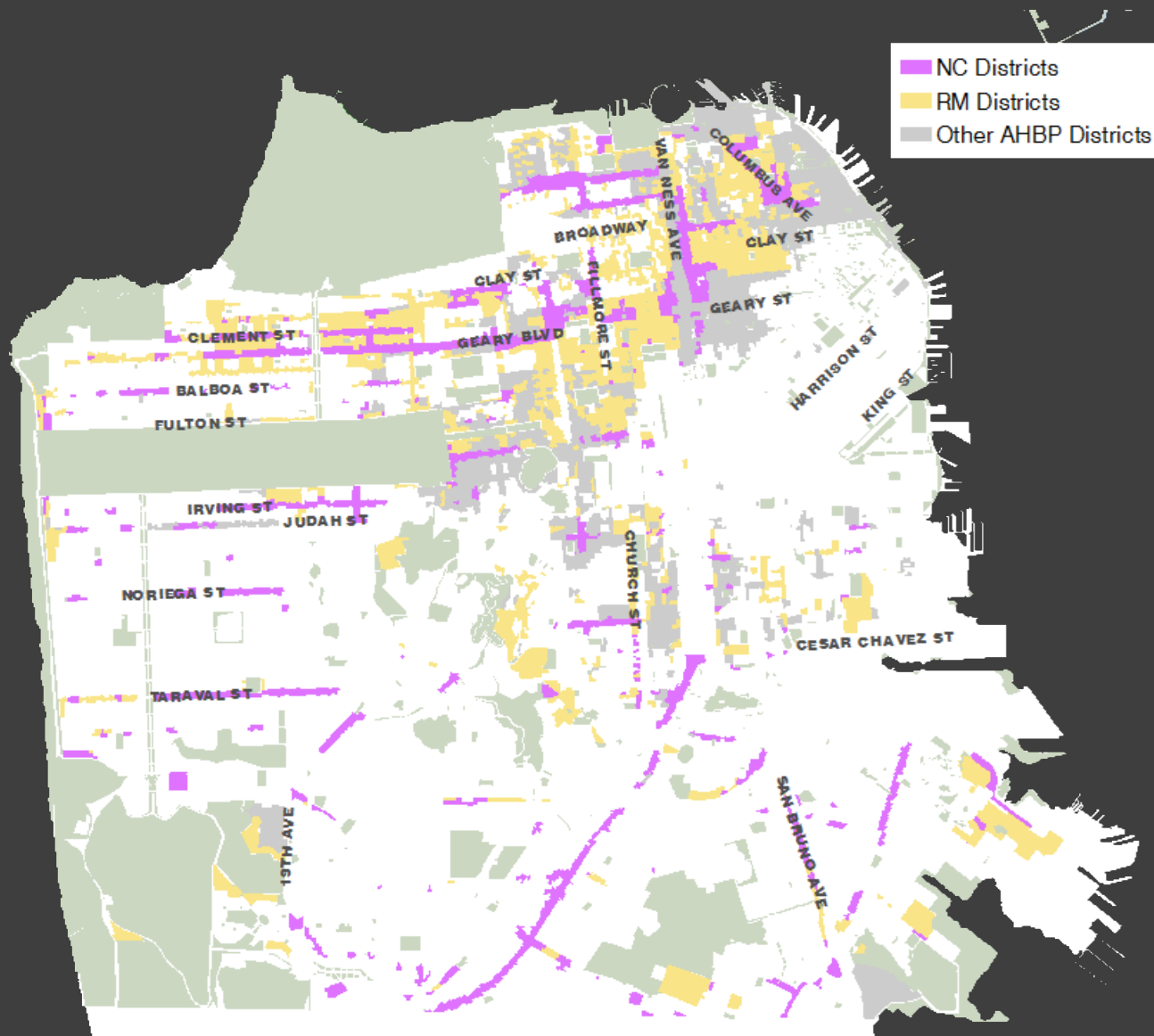
SOFT SITES BY HEIGHT DISTRICT



SOFT SITES BY ZONING DISTRICT



NC VS. RM DISTRICTS



NC VS. RM DISTRICTS



CLEMENT AND 20TH AVE

NC VS. RM DISTRICTS



SAN BRUNO AND WOOLSEY

STUDYING WHAT BUILDINGS MIGHT LOOK LIKE WITH DAVID BAKER ARCHITECTS (DBA).

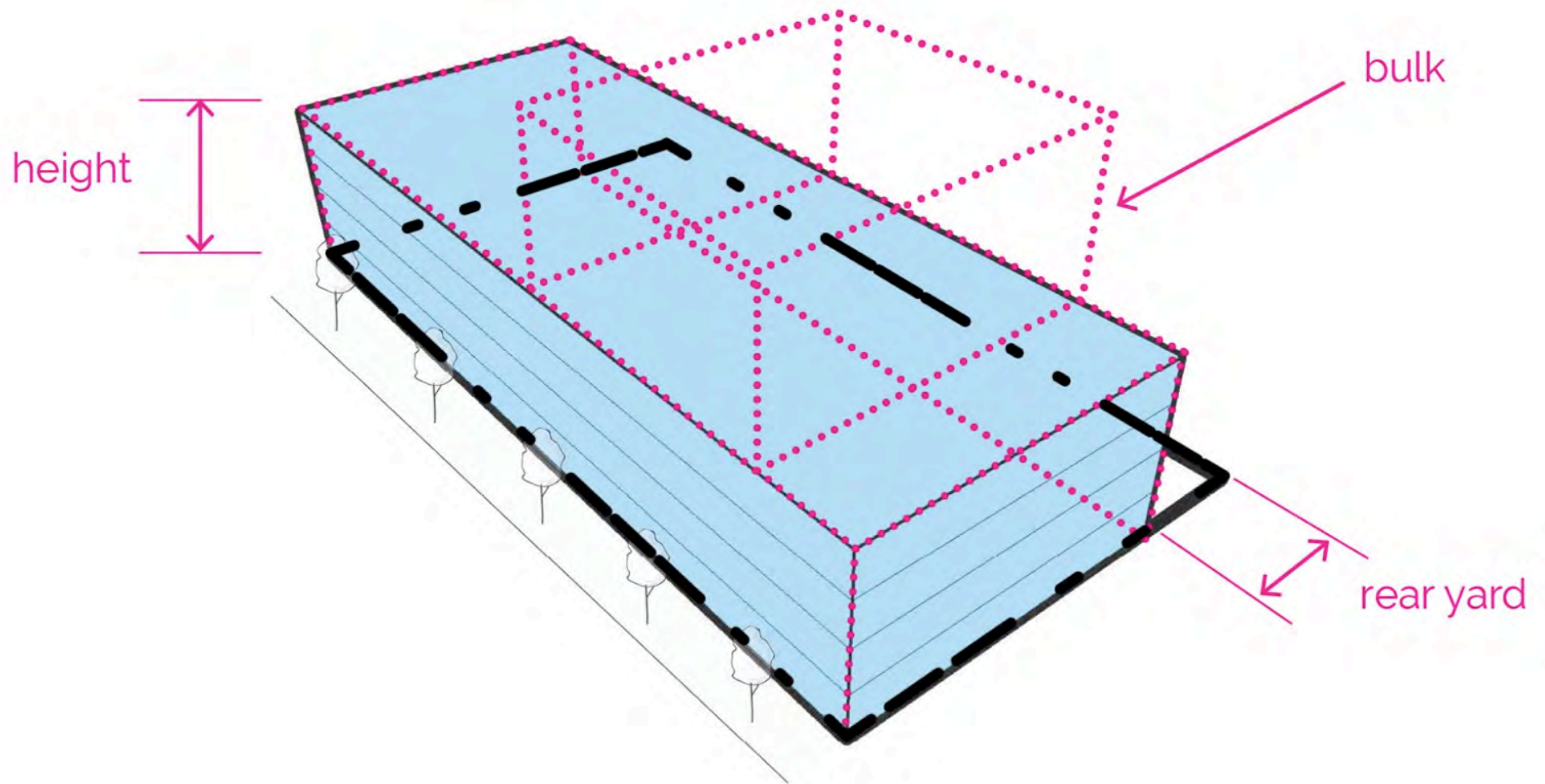




Seifel

CONSULTING INC.

DENSITY IS CONSTRAINED BY
ONE OF TWO FACTORS



MAXIMUM PHYSICAL ENVELOPE

1 UNIT ALLOWED PER

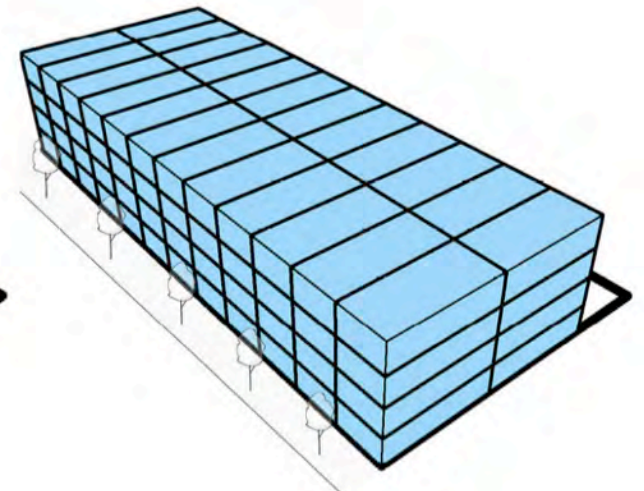
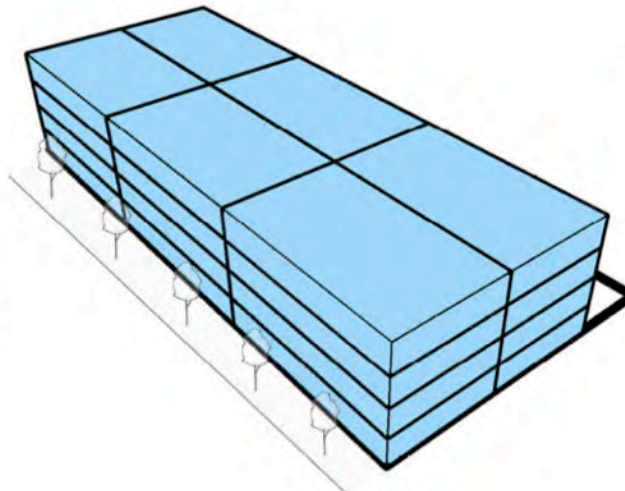
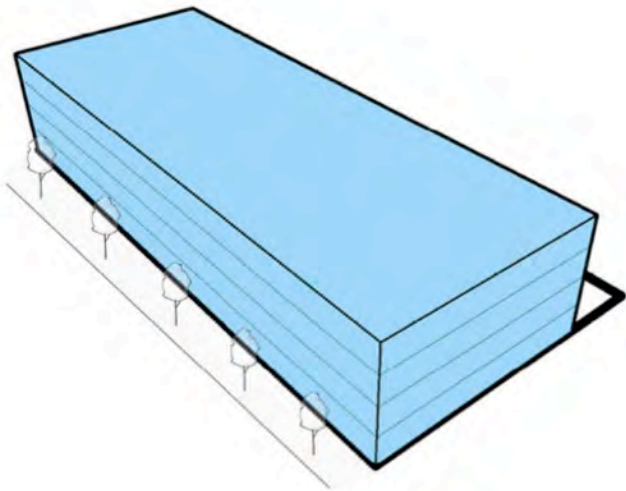
200 SF

400 SF

600 SF

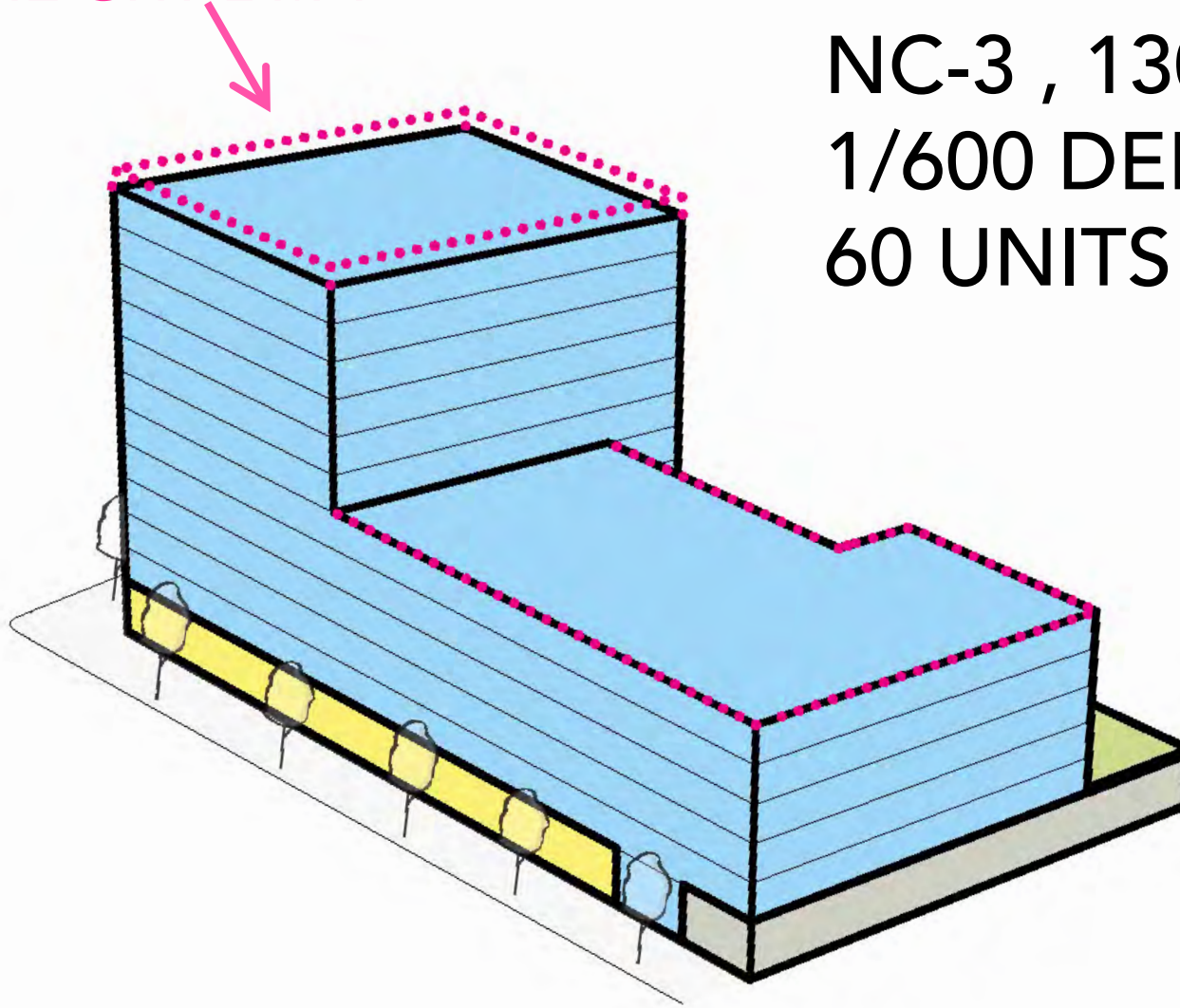
800 SF

OF LOT AREA



PHYSICAL ENVELOPE
AND
DENSITY LIMITS
RARELY RELATE

HEIGHT LIMIT

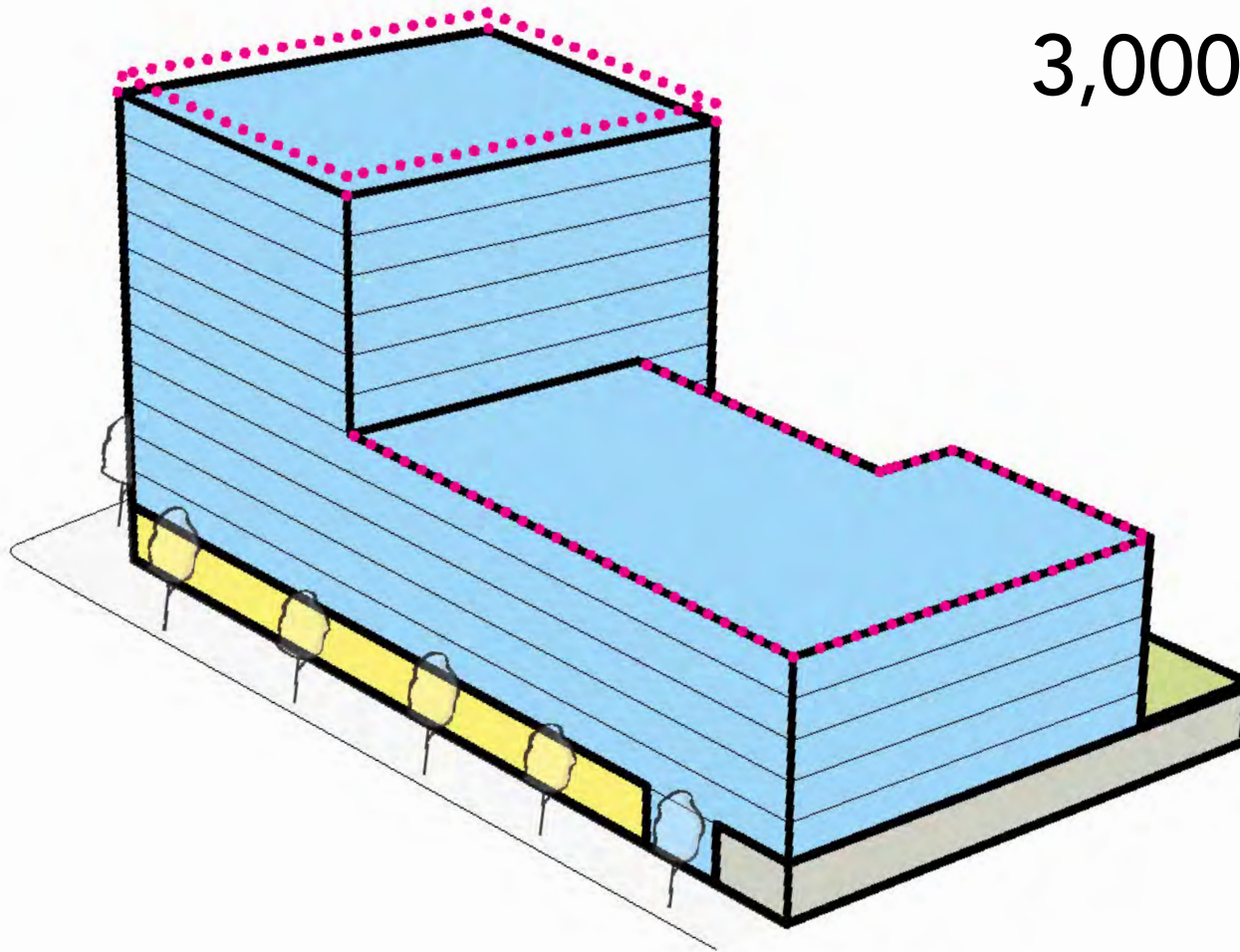


NC-3 , 130-E

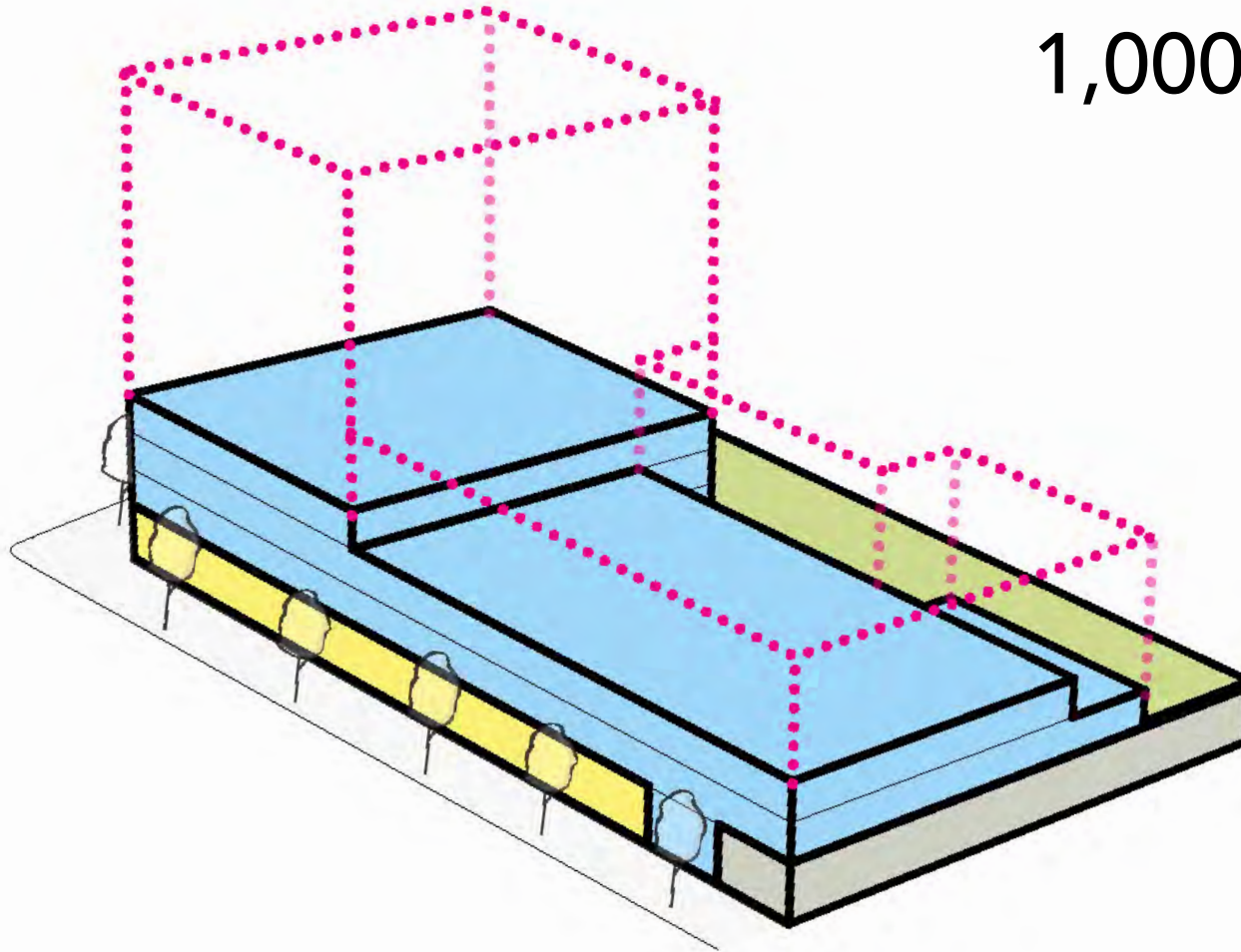
1/600 DENSITY LIMIT

60 UNITS ALLOWED

60 UNITS @
3,000+ SF EACH



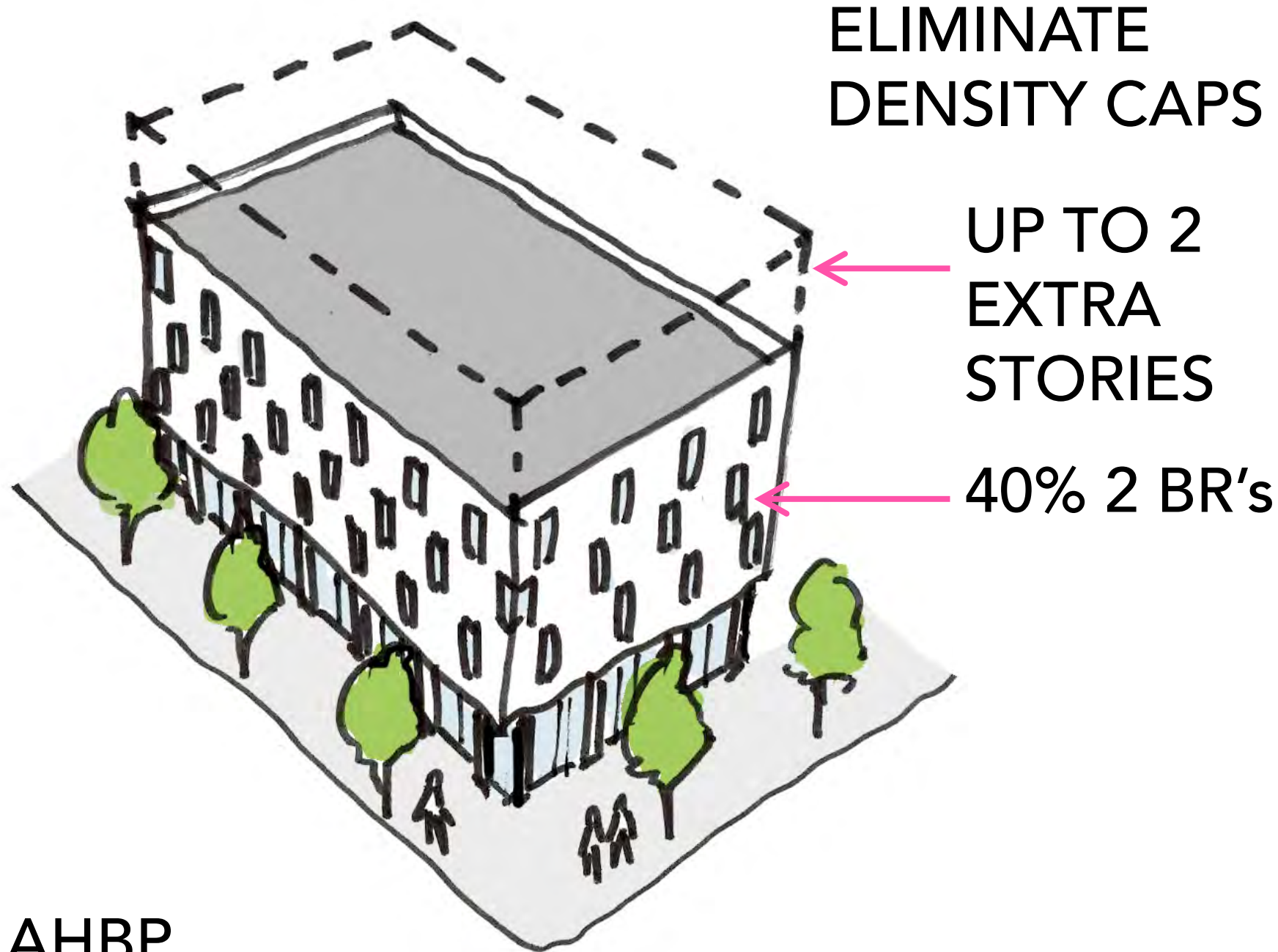
60 UNITS @
1,000 SF EACH



NO DENSITY CAP

HOW IS 30% ON SITE
AFFORDABILITY POSSIBLE?

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



AHBP



40-X, Fillmore & California



Current Zoning: 15 Homes @ 50'

(2,400 SF)



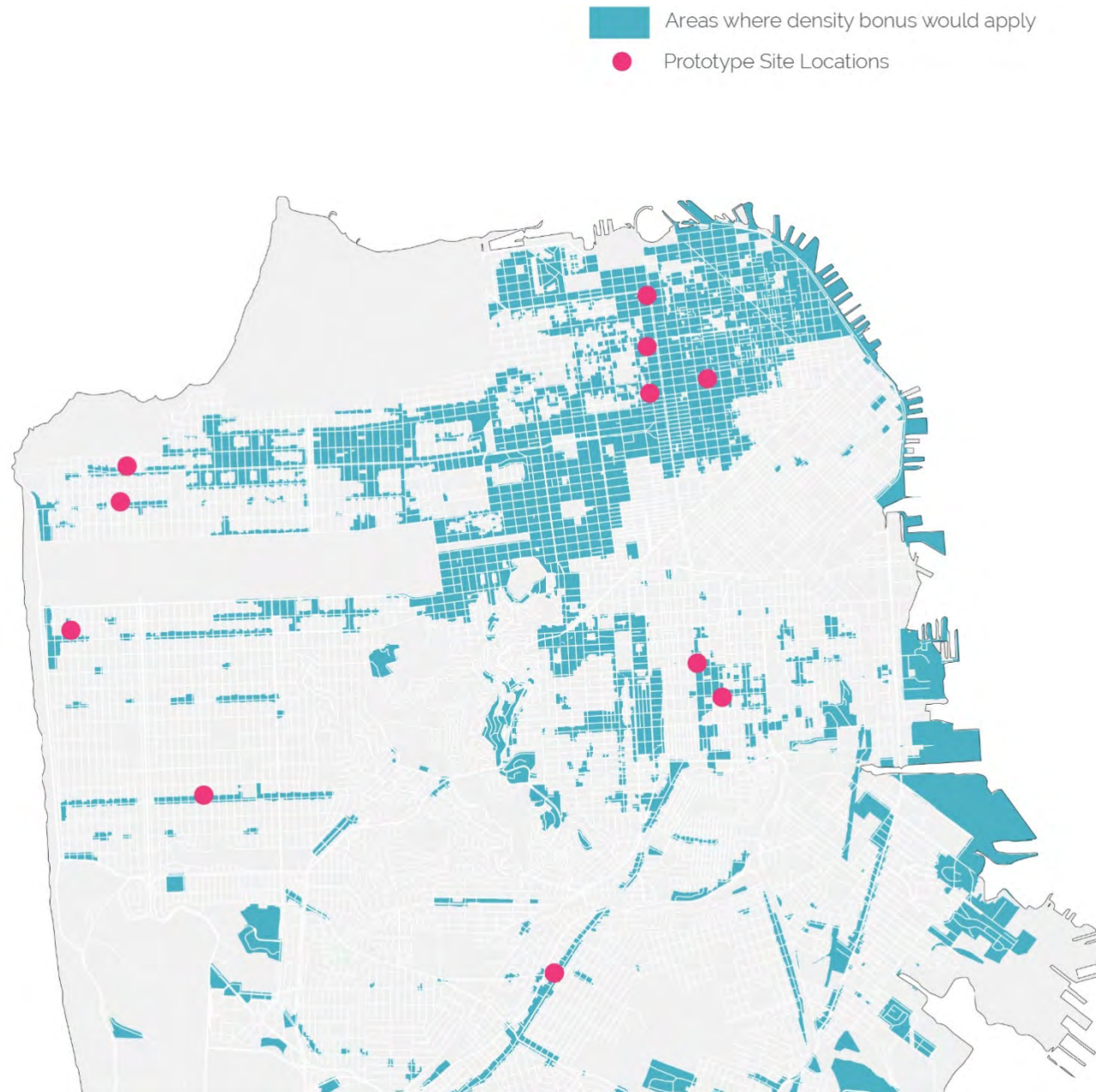
No Density Cap: 27 Homes @ 50'

(1,333 SF)



AHBP: 46 Homes @ 75'

(1,333 SF)

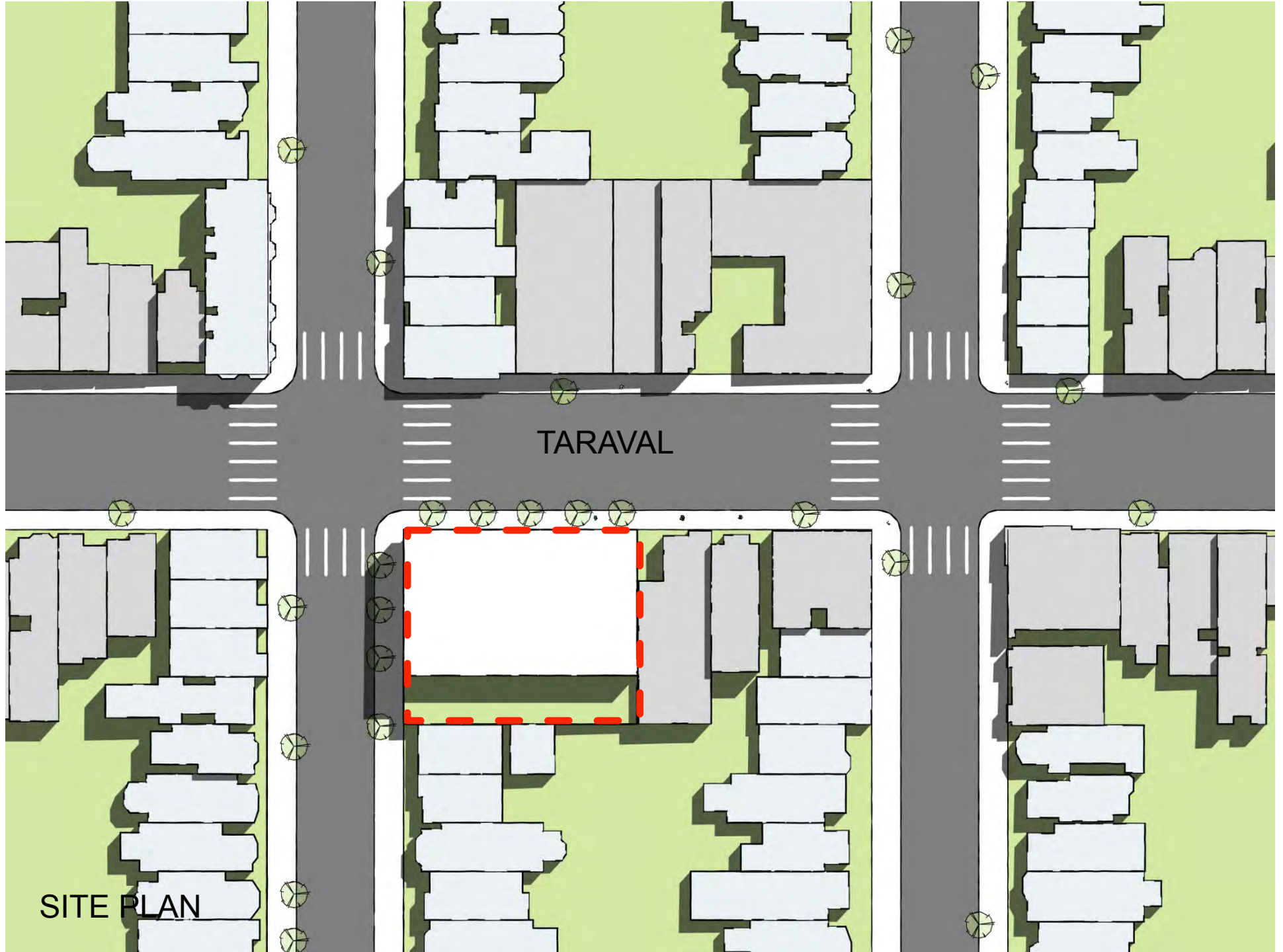


PROTOTYPES WITHIN STUDY AREA

- Areas where density bonus would apply
- Prototype Site Locations



PROTOTYPES WITHIN STUDY AREA



ADD MORE
CONTEXT,
BIGGER
LABELS, REAR
YARD GREEN
SAME AS
OTHER GREEN
(SHOW CODE
COMPLYING
BASE
SCHEME)



GROUND FLOOR PLAN

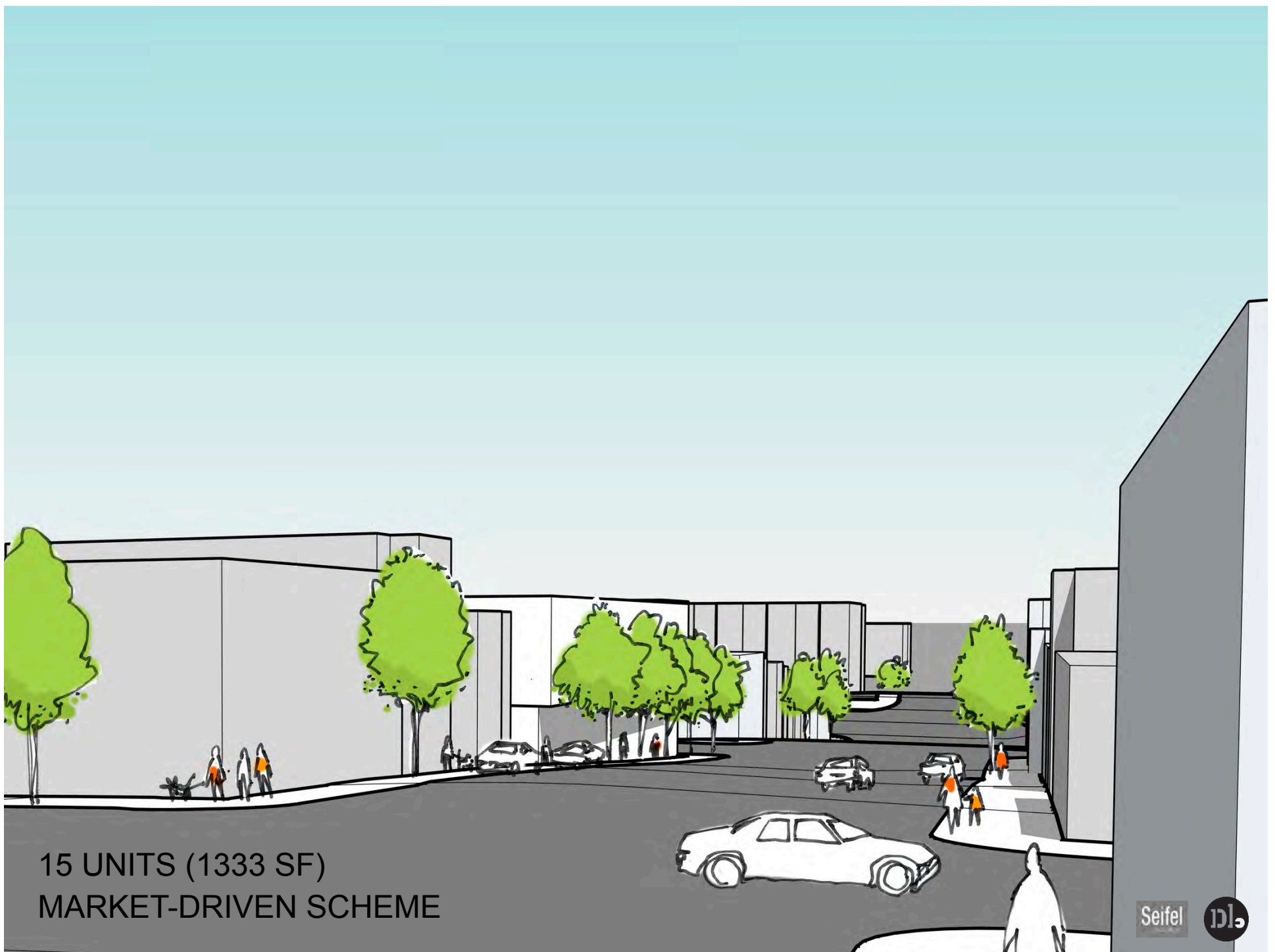
SHOW BASE
SCHEME
(CODE
COMPLYING)



UPPER FLOOR PLAN



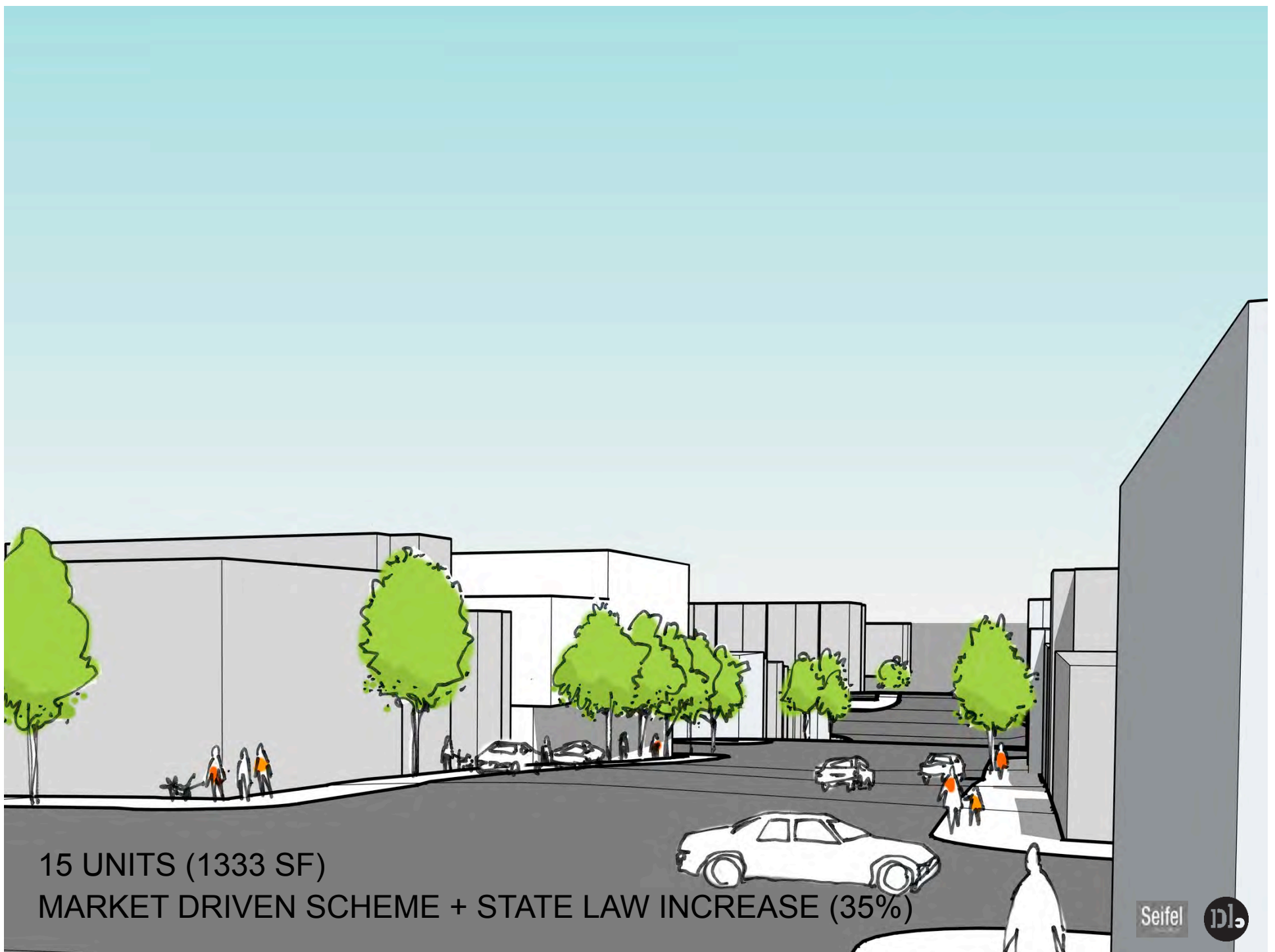
15 UNITS ALLOWED (2400 SF)
BASE SCHEME



15 UNITS (1333 SF)
MARKET-DRIVEN SCHEME

Seifel





15 UNITS (1333 SF)

MARKET DRIVEN SCHEME + STATE LAW INCREASE (35%)

Seifel

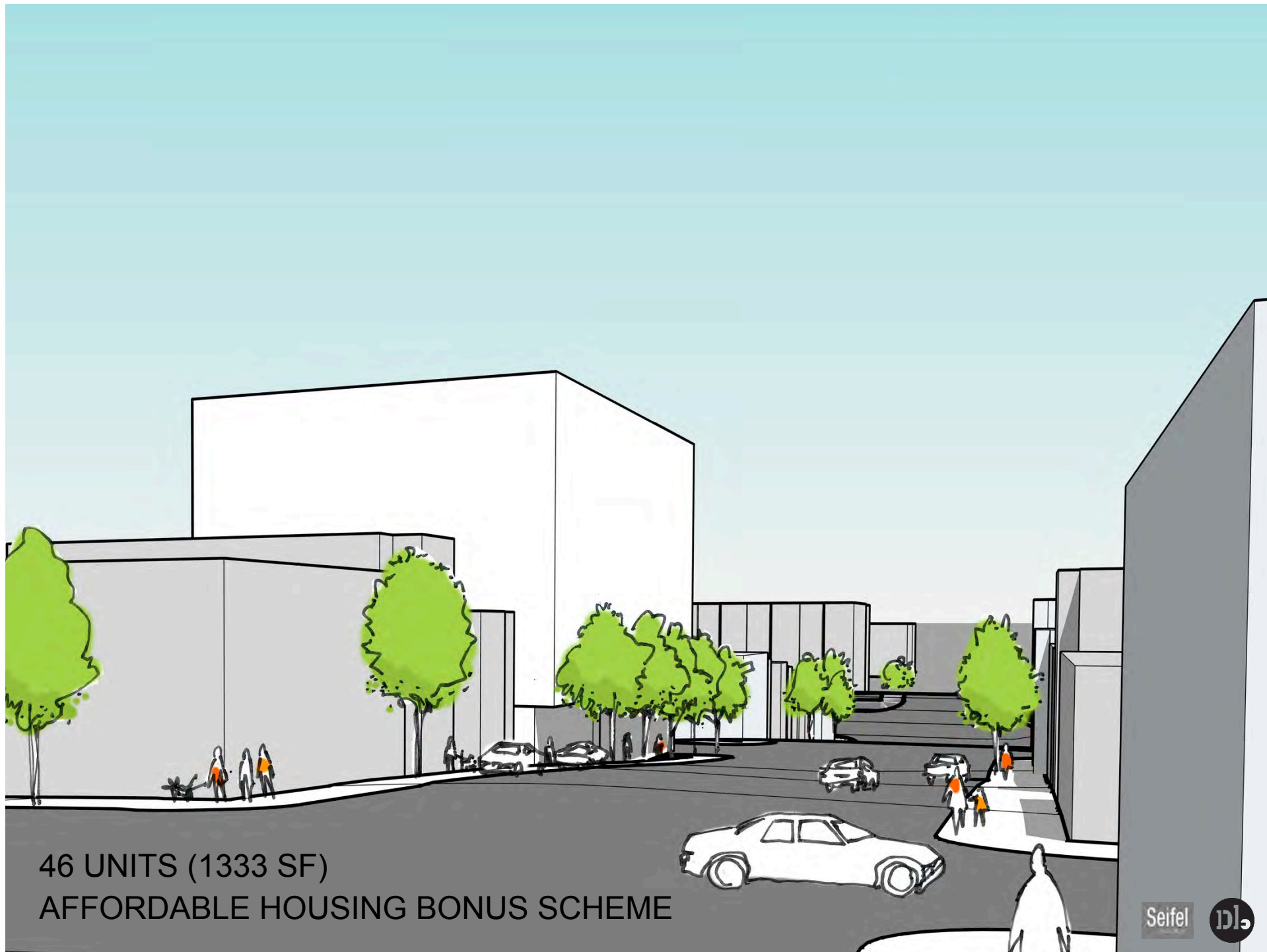




27 UNITS (1333 SF)
NO DENSITY LIMITS, FORM ALLOWED BY ZONING

Seifel





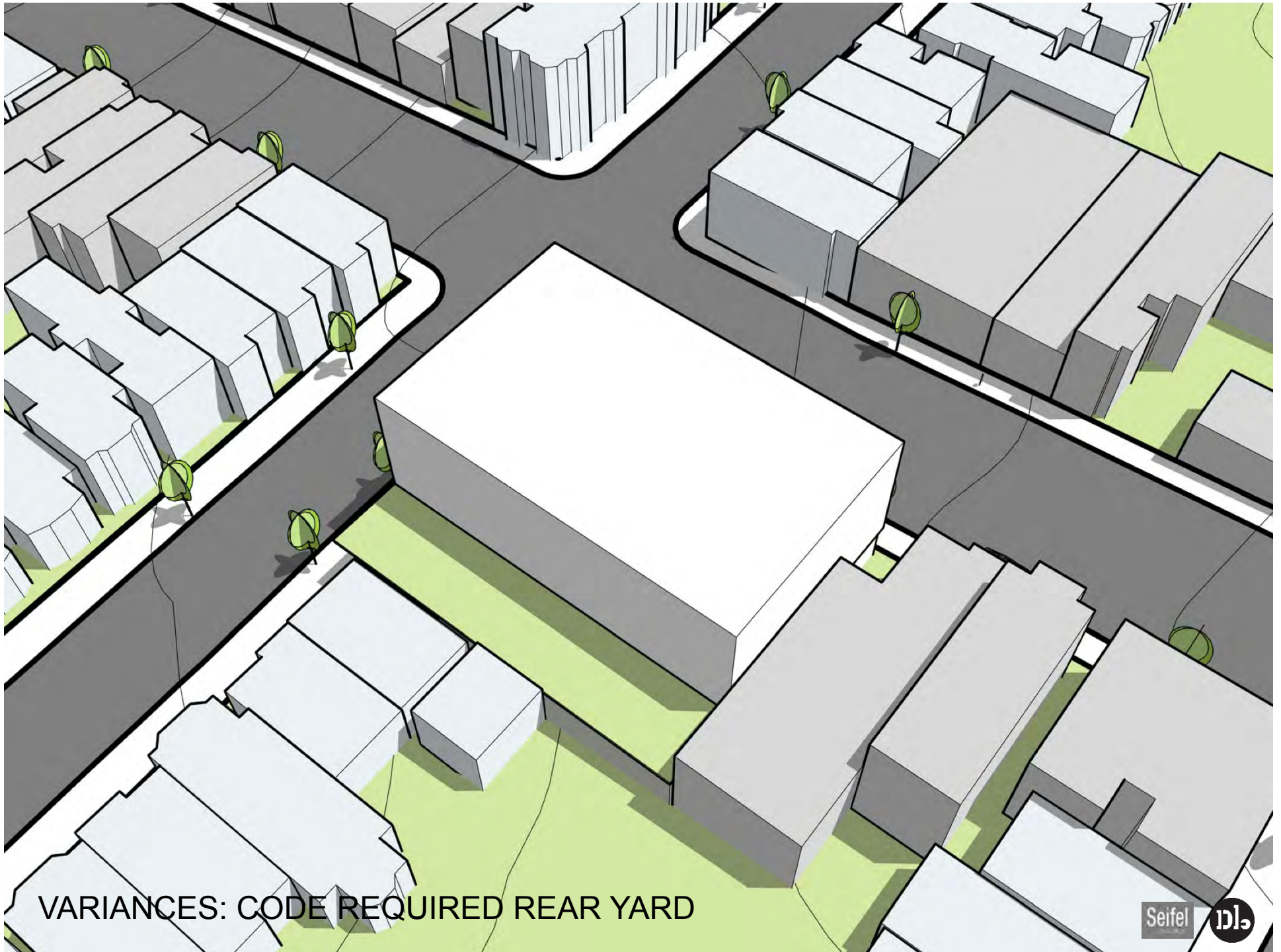
46 UNITS (1333 SF)
AFFORDABLE HOUSING BONUS SCHEME

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
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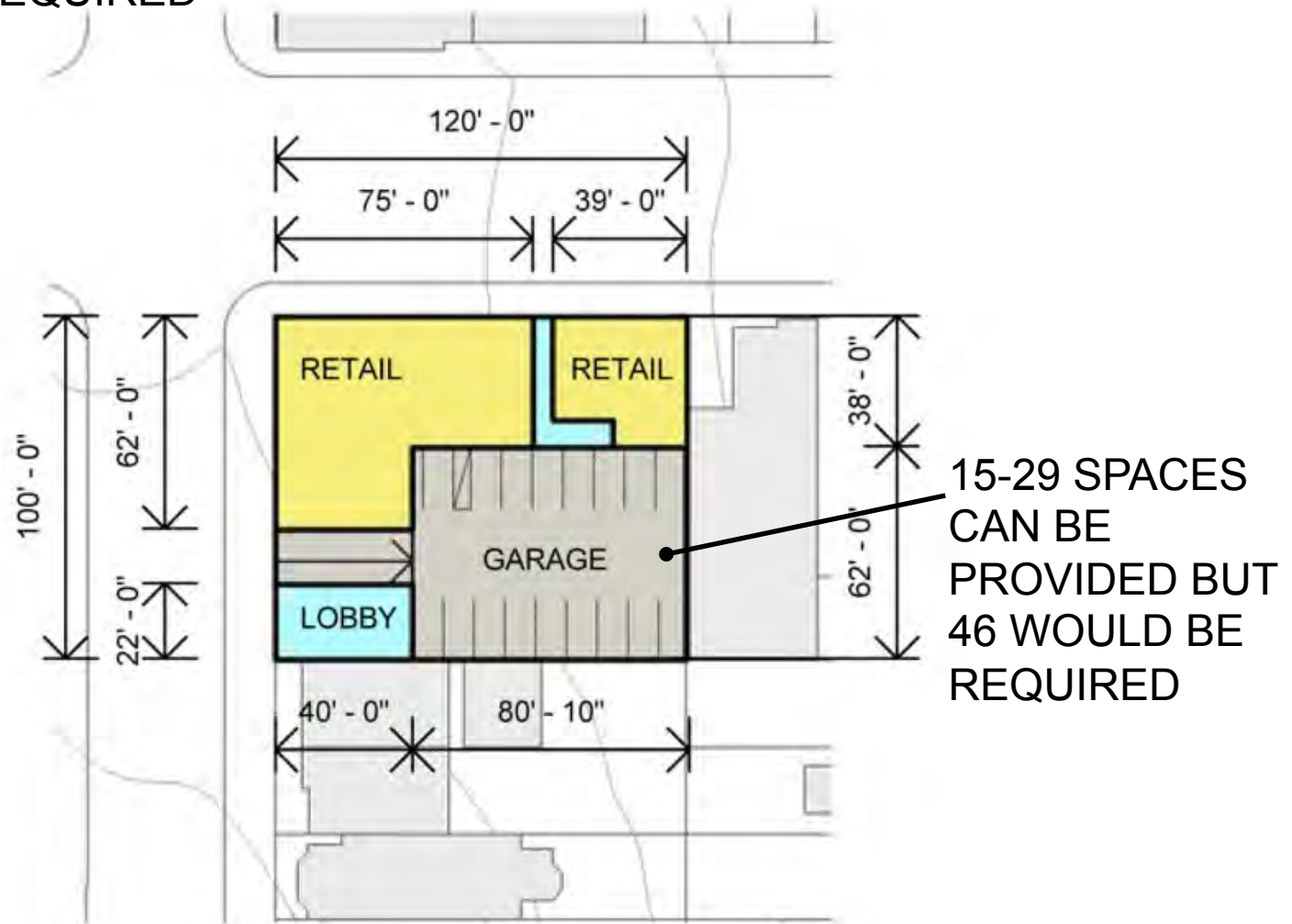


VARIANCES: CODE REQUIRED REAR YARD

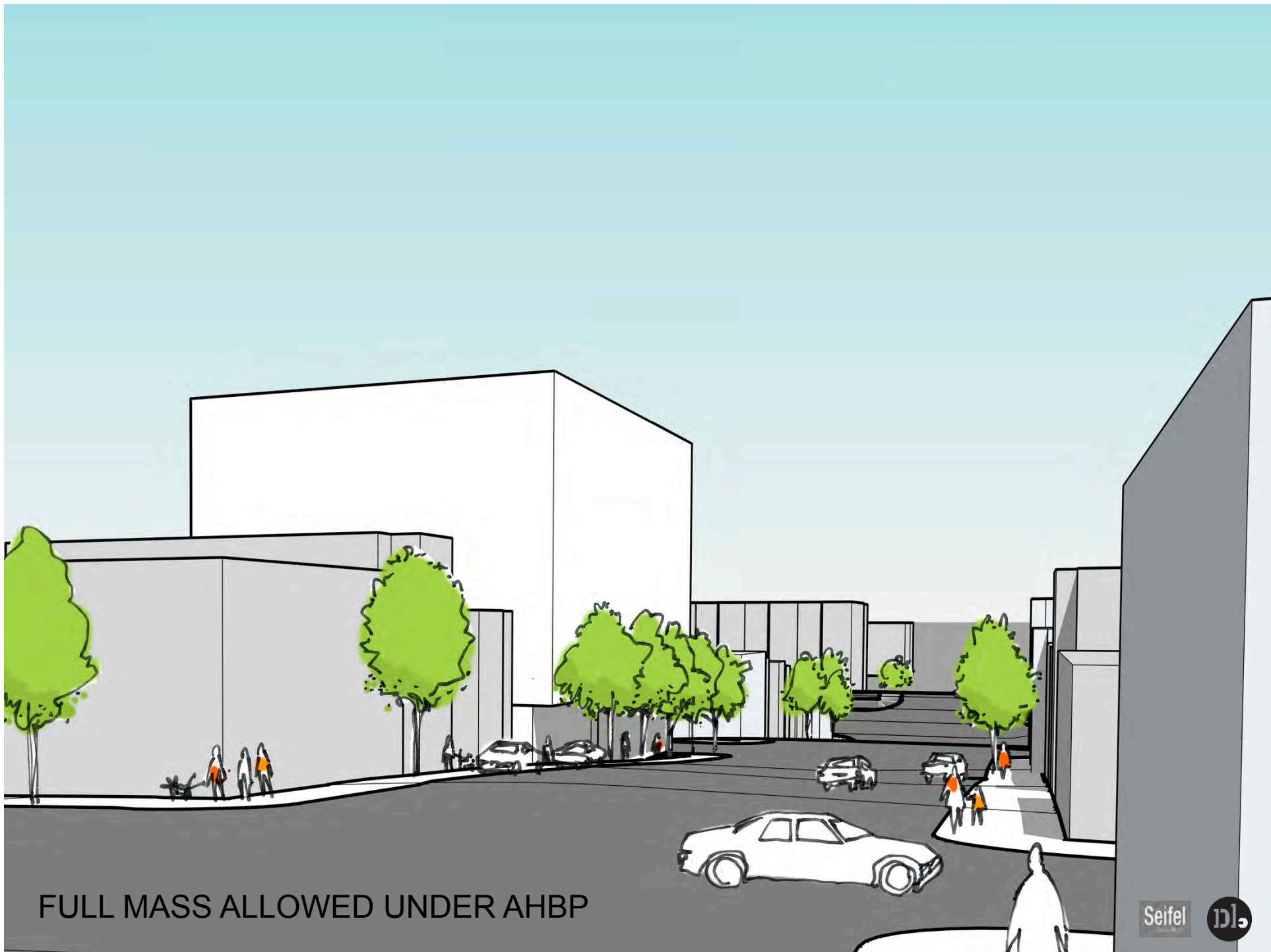


VARIANCES: REAR YARD

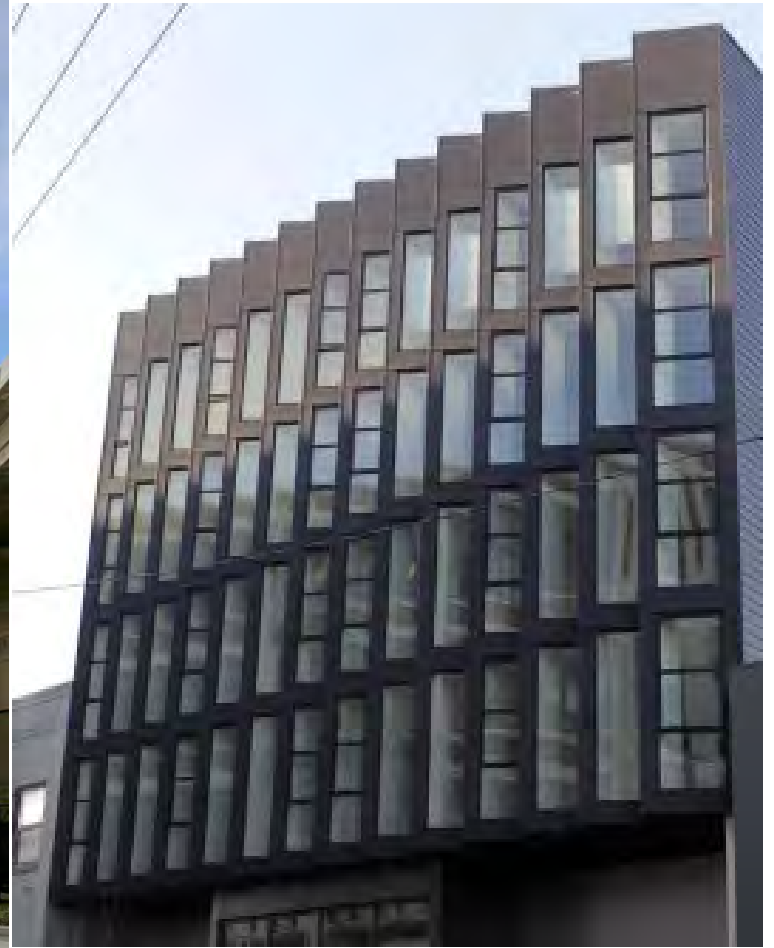
1:1 PARKING REQUIRED



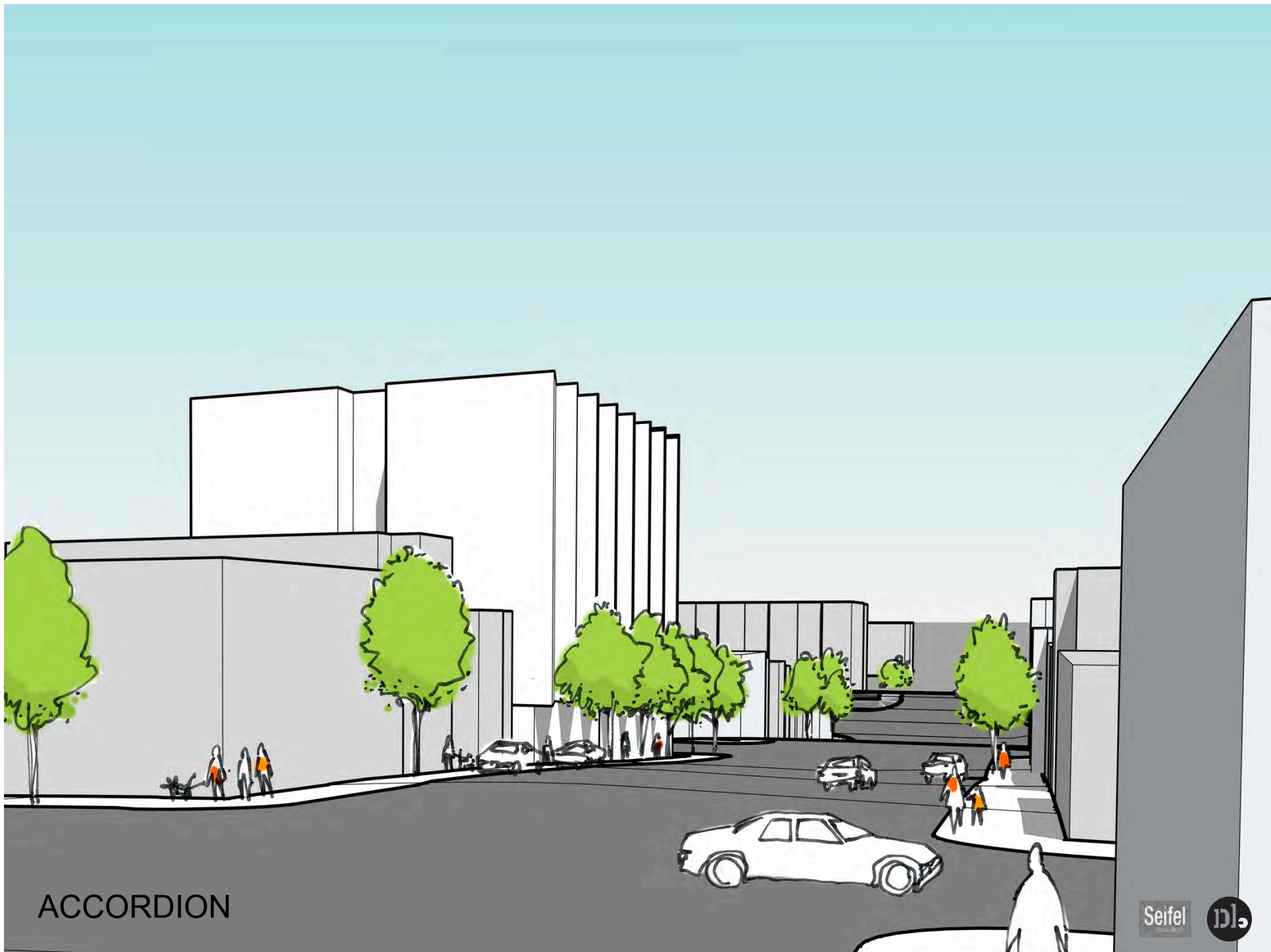
VARIANCES: PARKING



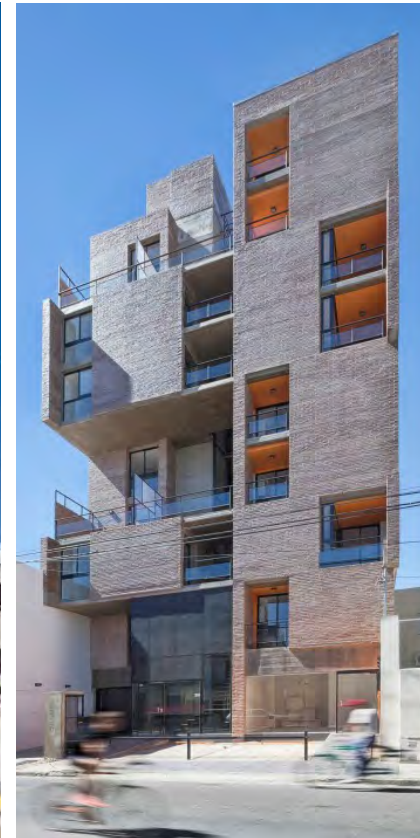
FULL MASS ALLOWED UNDER AHBP



PRECEDENTS: ACCORDION



ACCORDION



PRECEDENTS: BAYS AND VOIDS



BAYS AND VOIDS



PRECEDENTS: WEAVE



WEAVE

Seifel



DESIGN GUIDELINES



LOT MERGERS



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

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.

LOT MERGERS: ADD TO AHBP DESIGN GUIDELINES

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

LOT MERGERS: CAP LOT FRONTAGE AT 125 FEET

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

PROGRAM GOALS

AFFORDABLE HOUSING BONUS PROGRAM

The Program goals are to:

- INCENTIVIZE GREATER LEVELS OF DENSITY AFFORDABLE UNITS**
Currently, developers have the option to provide affordable housing units on-site, off-site, or pay a fee. The Program provides incentives for developers to increase the number of affordable units within a development.
- FACILITATE ENTITLEMENT OF 100% AFFORDABLE PROJECTS**
The Program provides a streamlined application, review, and approval process for 100 percent affordable housing projects.

San Francisco Planning

WHO IS AFFORDABLE HOUSING FOR?

AFFORDABLE HOUSING BONUS PROGRAM

In 2010, San Francisco's Area Median Income for one person is \$71,380.

Affordable housing is when 30 percent or less of a household's income is spent on housing.

AREA MEDIAN INCOME
Area: A particular geographical area, e.g., San Francisco
Median: Middle point, half of the households earn below the median while the other half earn above
Income: Total income of the entire household

VERY LOW INCOME HOUSEHOLDS: 50% AMI

Household Size	Income
1	\$35,690
2	\$47,580
3	\$59,470
4	\$71,380

LOW INCOME HOUSEHOLDS: 80% AMI

Household Size	Income
1	\$57,104
2	\$76,128
3	\$95,152
4	\$114,176

MIDDLE INCOME HOUSEHOLDS: 140% AMI*

Household Size	Income
1	\$100,136
2	\$134,136
3	\$168,136
4	\$202,136

* 140% AMI is the threshold for the density bonus.

www.sf-planning.org/hub

WHAT IS A DENSITY BONUS?

WHAT IS A DENSITY BONUS?

The density bonus is a reward for developers who provide affordable housing units on-site. It allows developers to build more units than otherwise permitted by zoning.

www.sf-planning.org/hub

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

CCHO, Council of Community Housing Organizations

SPUR, SF Planning and Urban Research

SFHAC, SF Housing Action Coalition

CSFN, Coalition for SF Neighborhoods

RBA, Residential Builders Association

District 4 , Supervisor Tang

SF Sierra Club

Market Octavia & Eastern Neighborhoods CACs

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

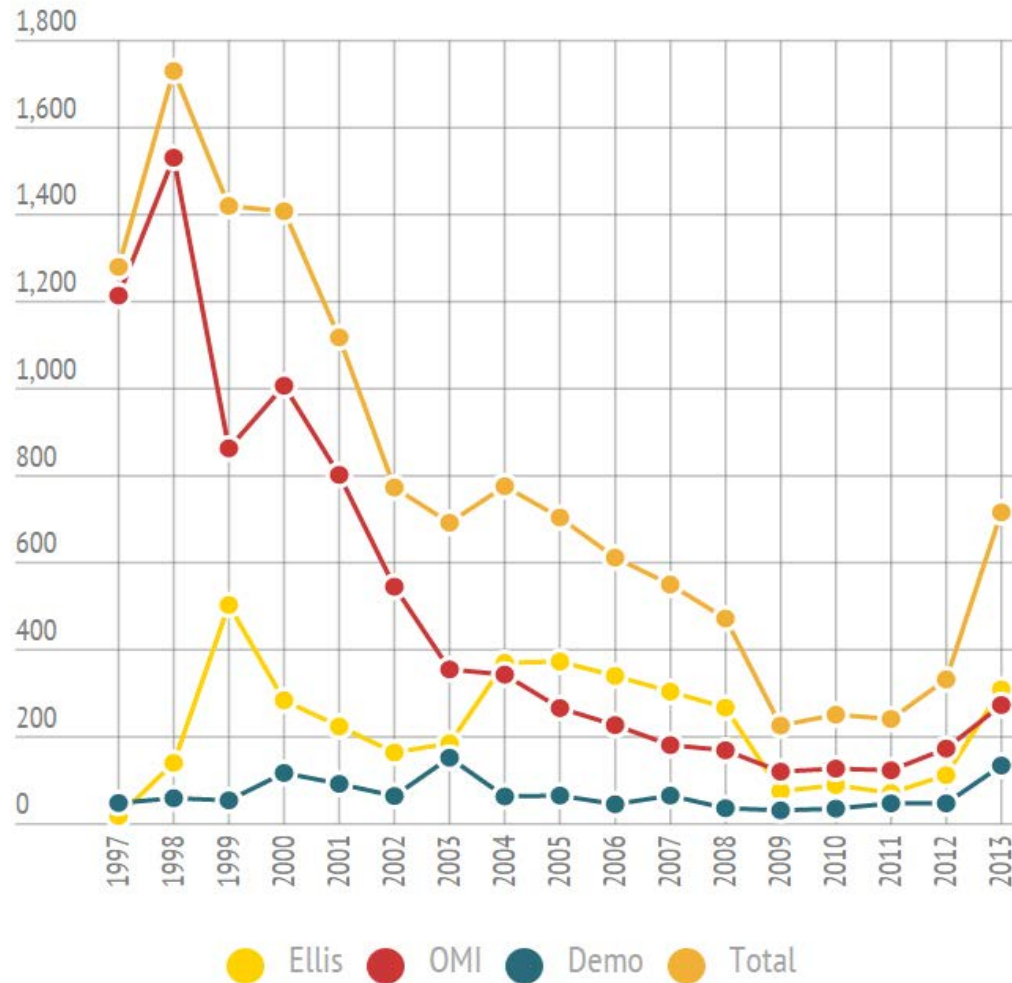
- Conditional Use or Mandatory Discretionary Review for mergers depending on zoning district
- CU for RTO, RTO-M, NCT, and Upper Market NCD for loss of a unit
- Mandatory Discretionary Review for units that are not demonstrably unaffordable (317)

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



SINCE 2005

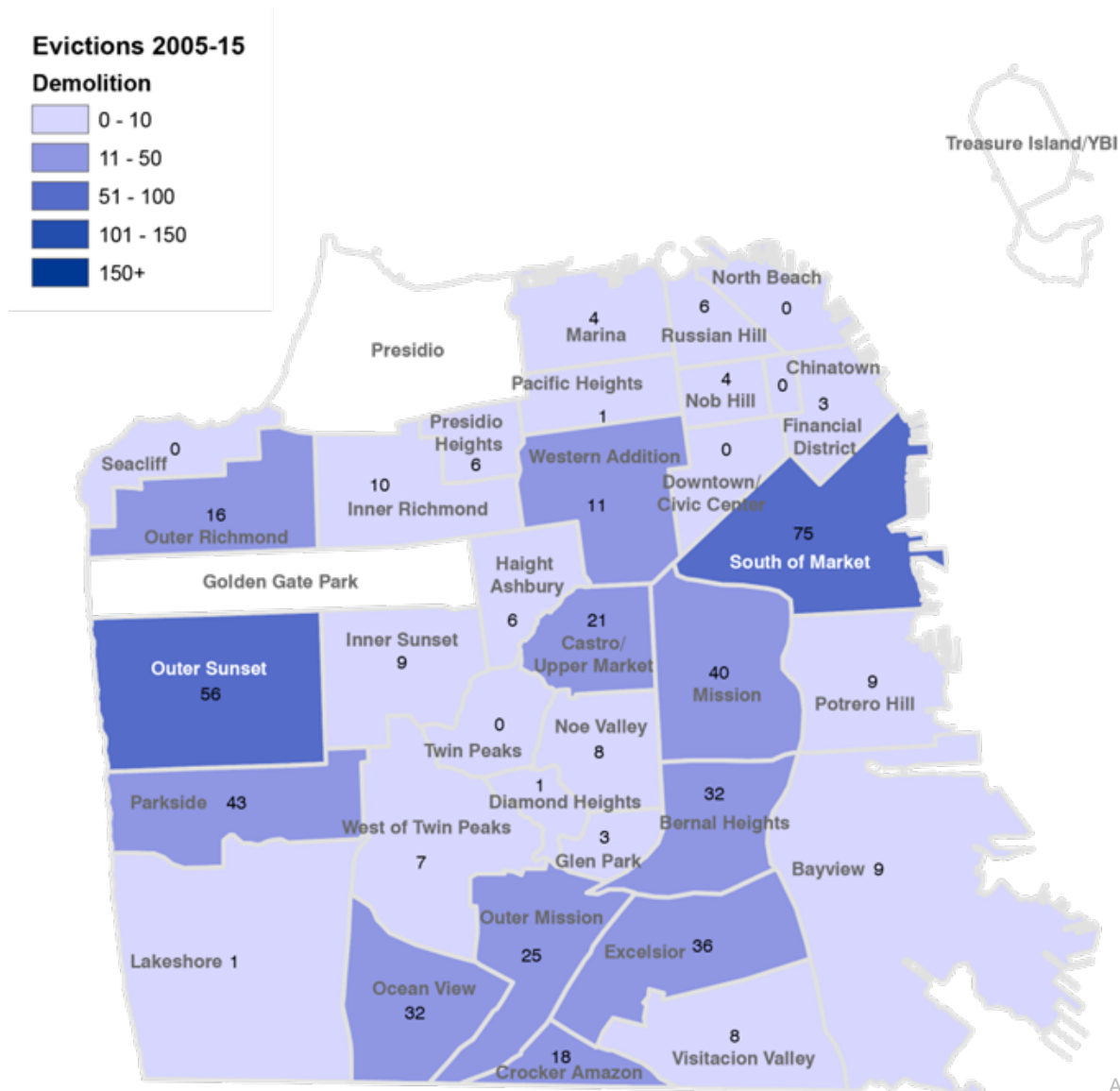
3,875 RENT CONTROL UNITS CONVERTED TO OWNERSHIP UNITS

- 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

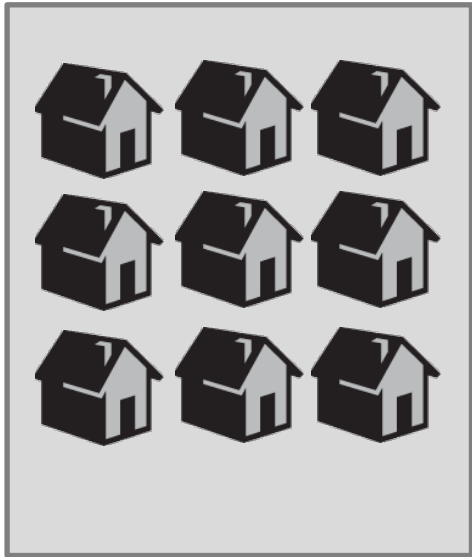


EXISTING

CHANGE IN TENANCY (OMI, ELLIS ACT, ETC)

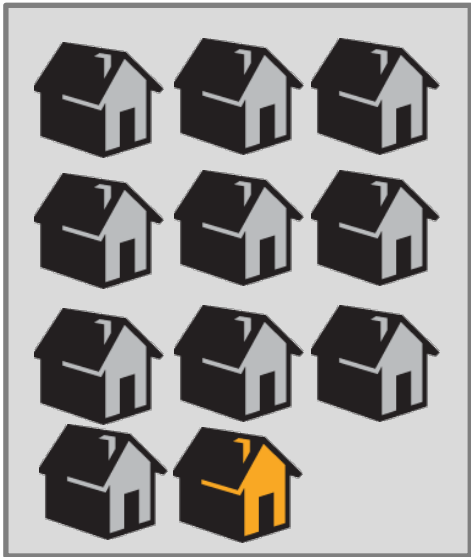


NEW CONSTRUCTION



(LESS THAN 10 UNITS)

OR



(10 UNITS OR MORE)



RENT CONTROL



MARKET RATE



BMR

AHBP PROTECTIONS ---- AB 2222

For all AHBP projects:

AHBP PROTECTIONS ---- AB 2222

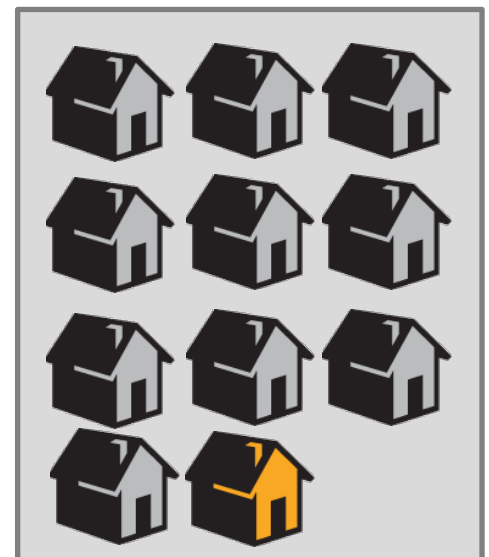
- Rent control and affordable units must be replaced by permanently affordable BMR units.



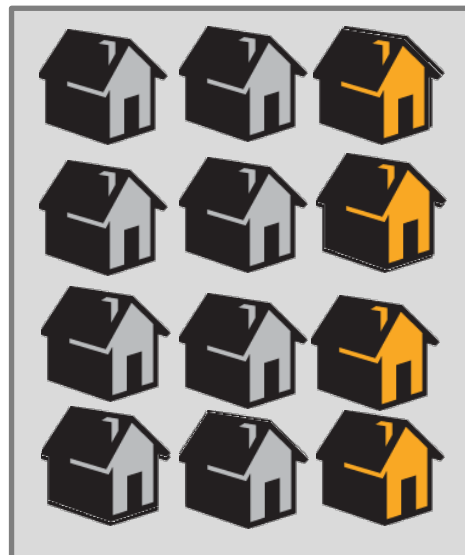
BMR - Rent Control Replacement

AB2222 AS DRAFTED

NEW CONSTRUCTION UNDER CURRENT ZONING



NEW CONSTRUCTION UNDER LOCAL AHBP



RENT CONTROL



MARKET RATE

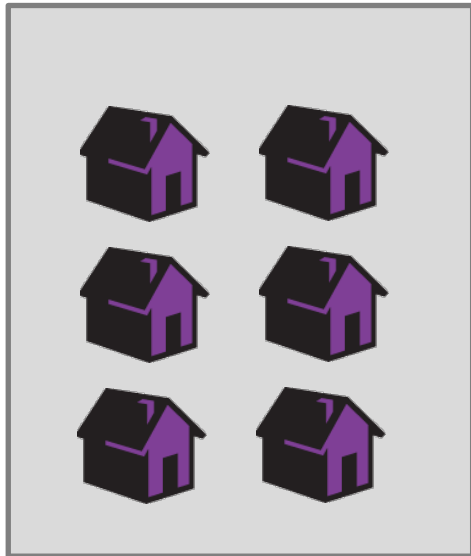


BMR

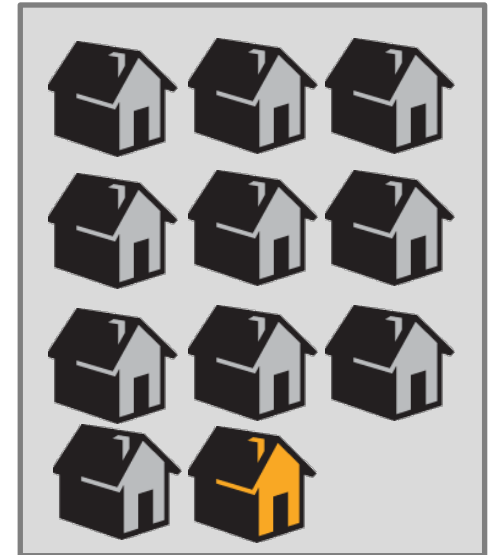
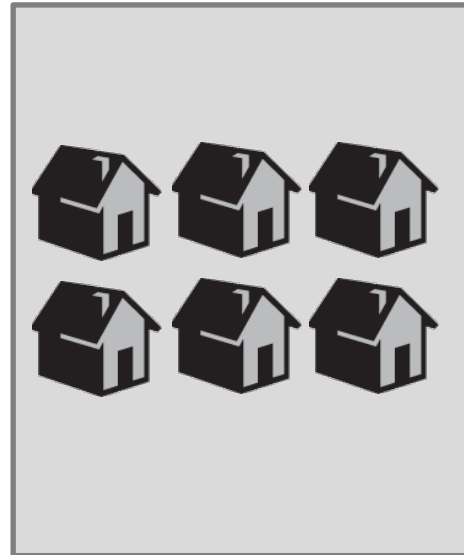


BMR - RENT CONTROL REPLACEMENT

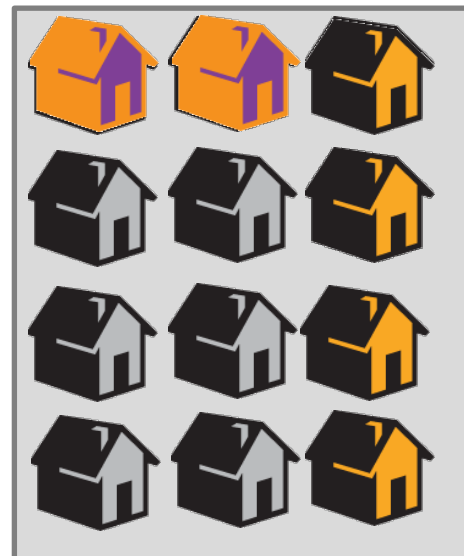
AB2222



NEW CONSTRUCTION UNDER CURRENT ZONING



NEW CONSTRUCTION UNDER LOCAL AHBP



RENT CONTROL



MARKET RATE



BMR



BMR - RENT CONTROL REPLACEMENT

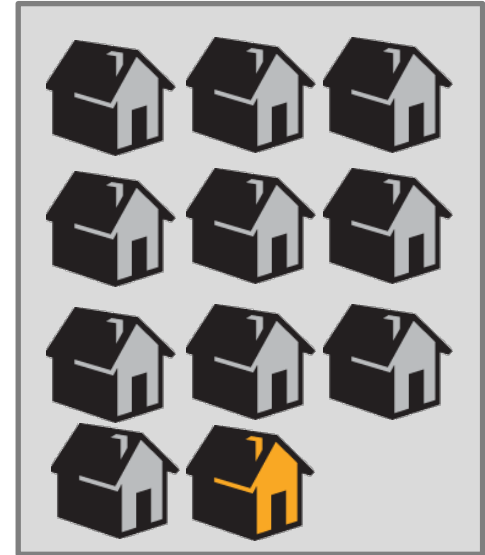
ENHANCING RENT CONTROL PROTECTIONS,

WE ARE EXPLORING THE FOLLOWING:

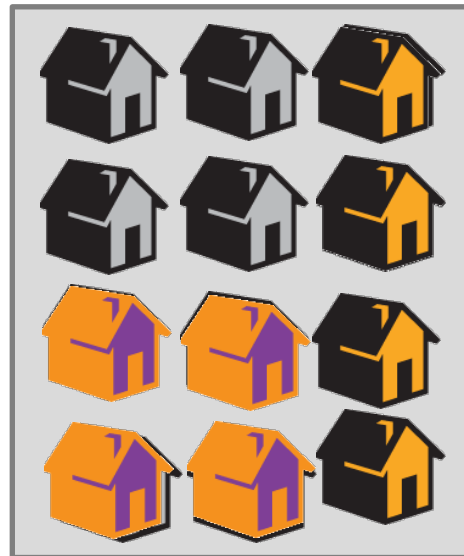
REPLACEMENT UNITS, IN ADDITION TO AFFORDABLE



NEW CONSTRUCTION UNDER CURRENT ZONING



NEW CONSTRUCTION UNDER LOCAL AHBP



RENT CONTROL



MARKET RATE



BMR

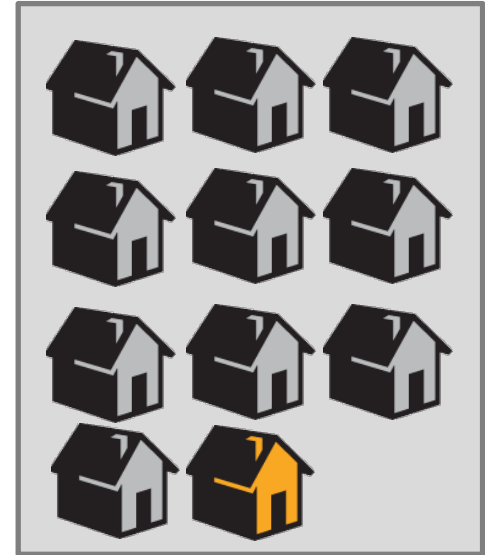


BMR - RENT CONTROL REPLACEMENT

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

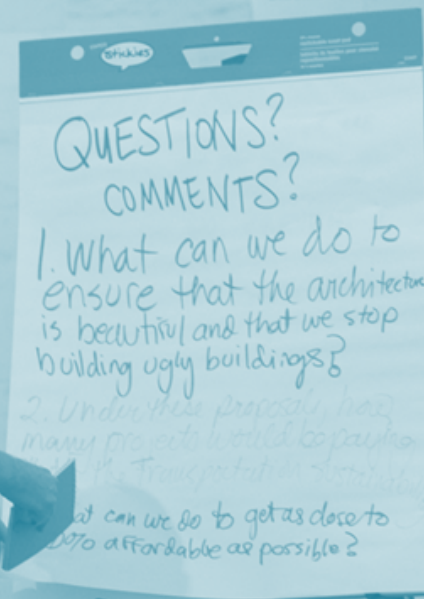
NEXT STEPS

ENHANCE RENT CONTROL REPLACEMENT PROGRAM

CONTINUE COMMUNITY OUTREACH

SUBSTITUTE LEGISLATION

JANUARY ADOPTION HEARING





THANK YOU!

San Francisco
Planning

PROTECTING EXISTING BUSINESSES



TRANSPORTATION

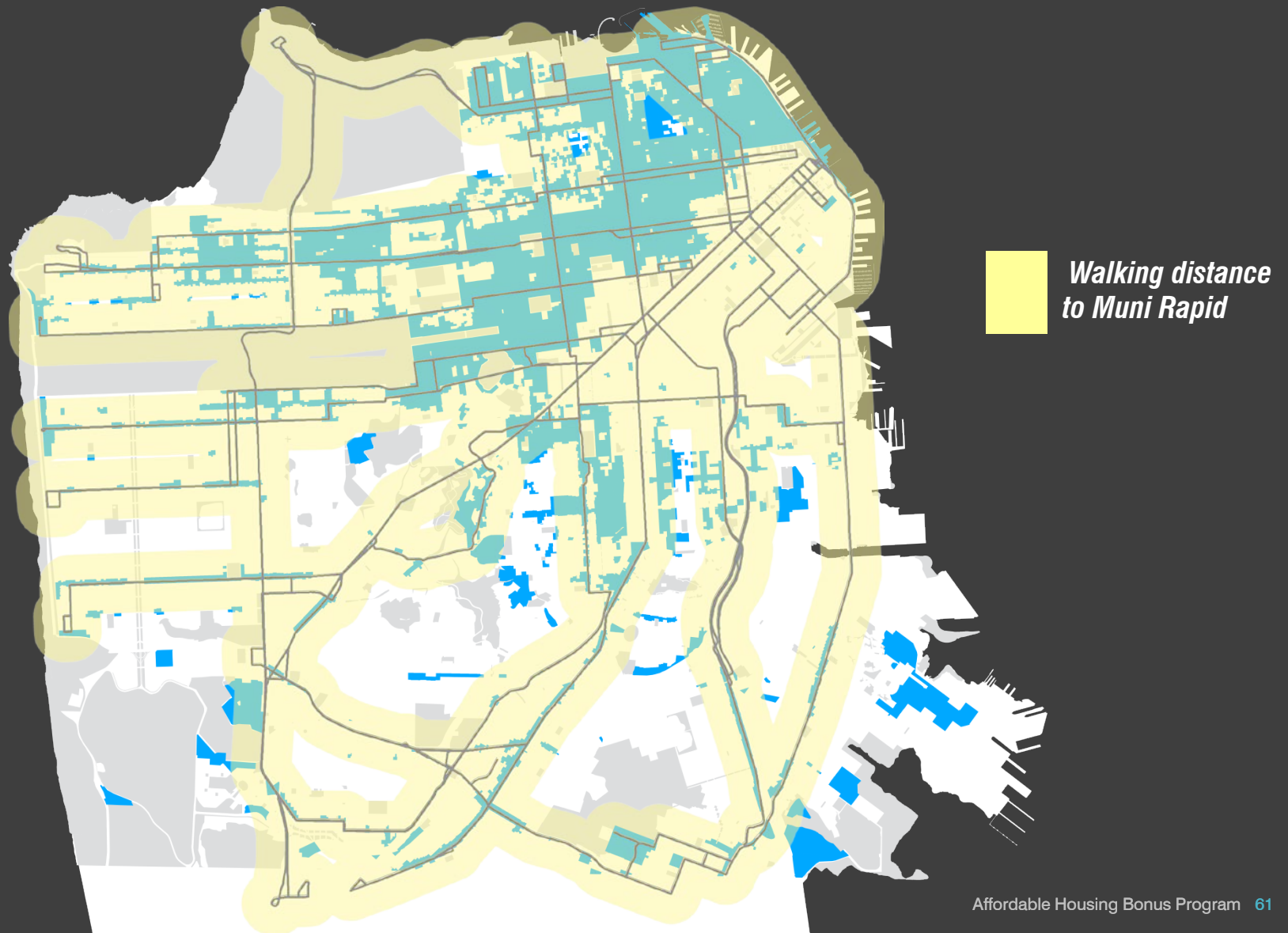
WHO IS AFFORDABLE HOUSING FOR?

50% AMI
60% AMI
80% AMI
120% AMI

WHAT IS A DENSITY BONUS?

Affordable Housing Bonus Program

AHBP PROGRAM AREA: NEAR TRANSIT



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)

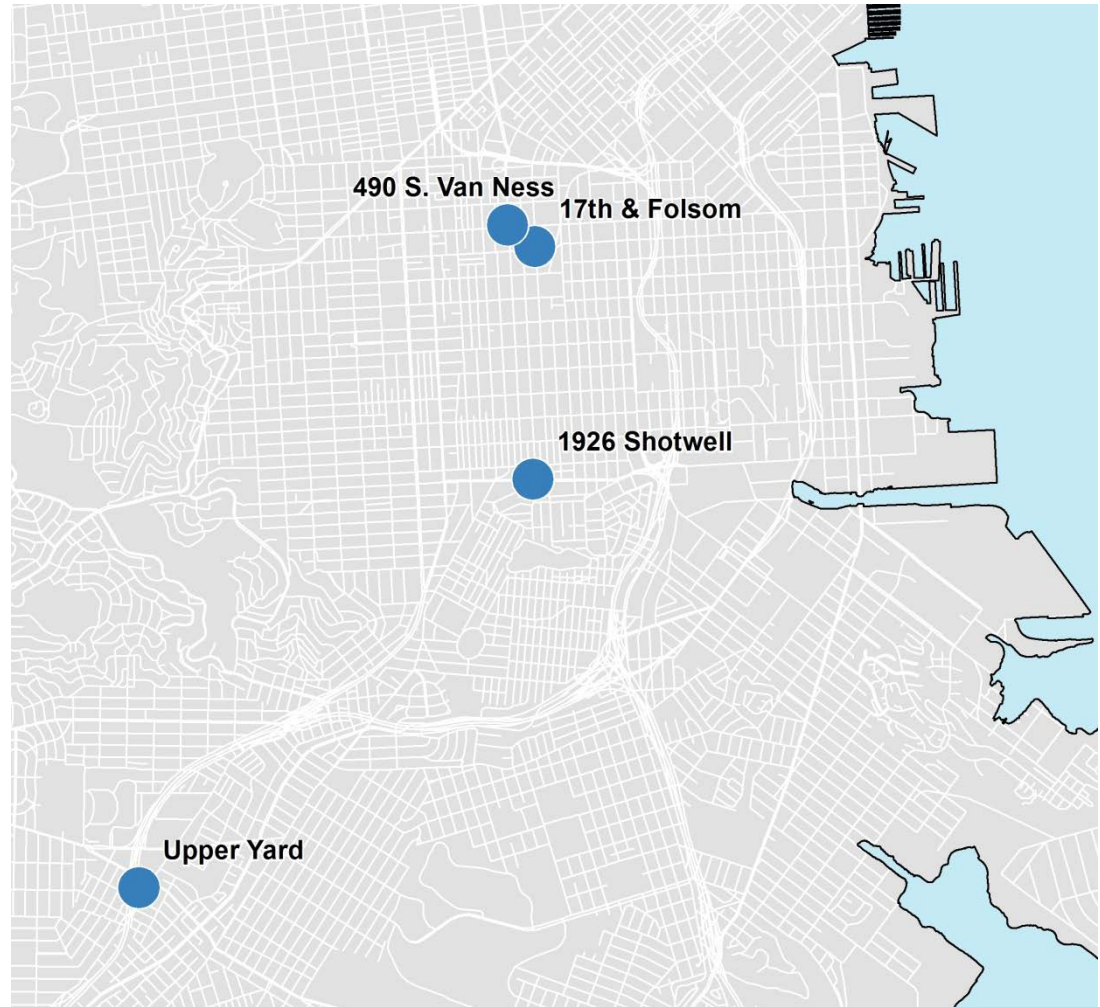
Up to 120% AMI

Teacher Next Door Down Payment Assistance (TND)

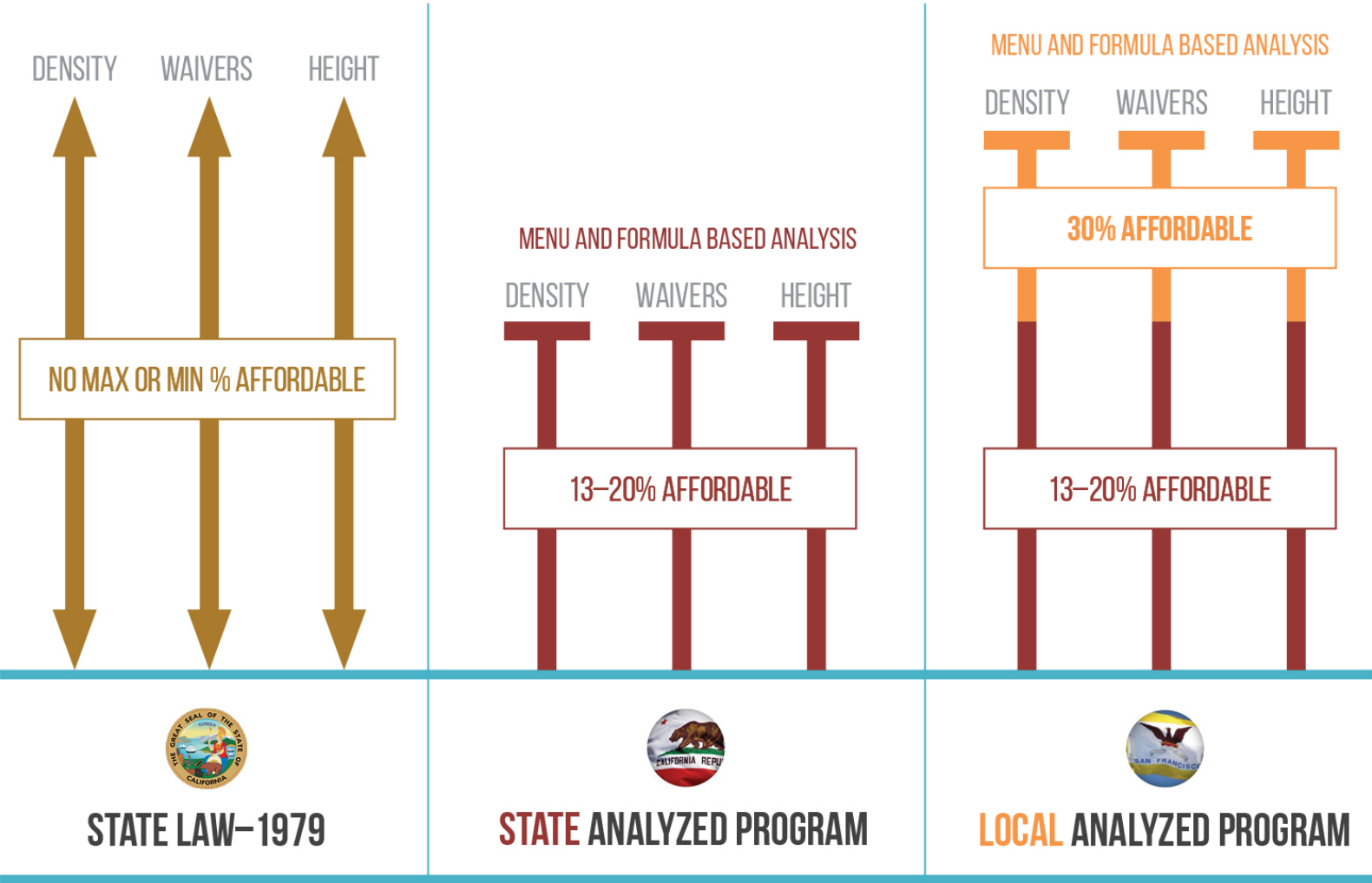
Up to 200% AMI



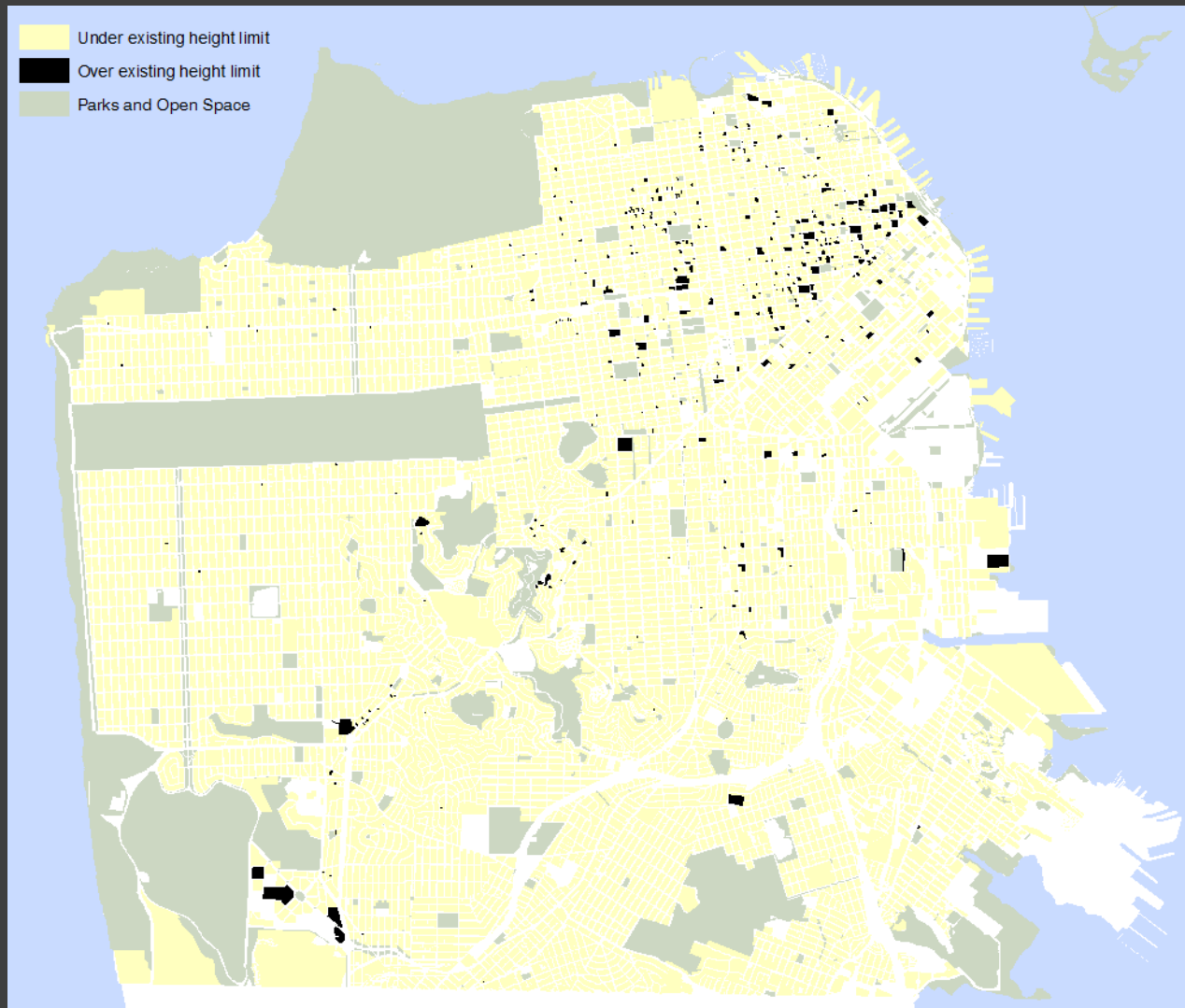
LOCAL PROGRAM: 100 % AFFORDABLE PROJECTS



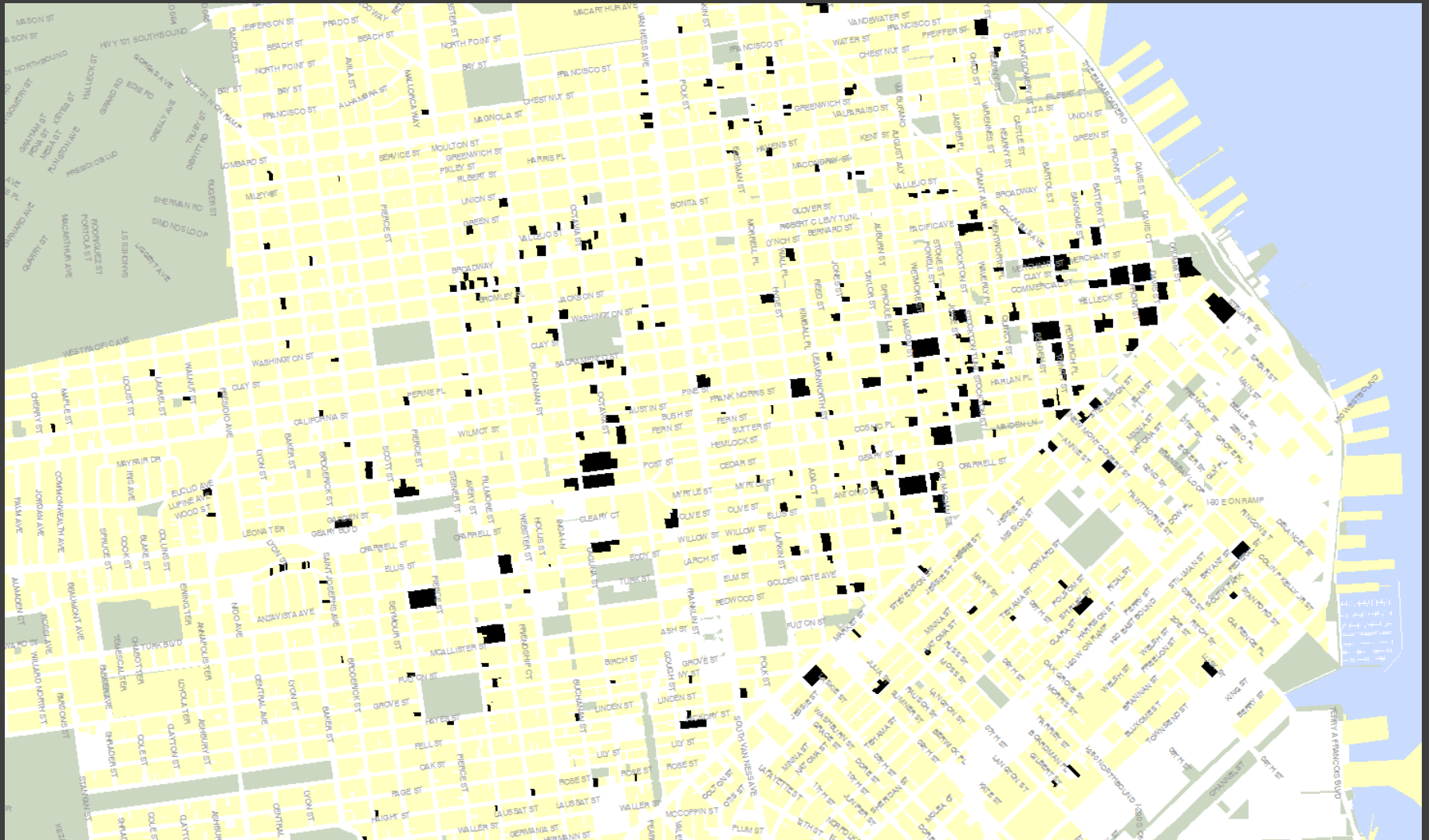
COMPARING STATE LAW & AHBP PROGRAMS



HEIGHT OF EXISTING BUILDINGS



HEIGHT OF EXISTING BUILDINGS



SOFT SITES: WHERE?

