

AFFORDABLE HOUSING BONUS PROGRAM

PROGRAM OVERVIEW — FEBRUARY 2016

www.sf-planning.org/AHBP

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San Francisco
Planning

WELCOME!

MEETING FORMAT

- Presentation – 20 min.
- Questions and Answers – 60 min.
 - Please hold your questions until after the presentation
 - Write your questions on an index card
 - All questions on index cards will be answered after the presentation

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 colors like red, yellow, white, and blue. 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?

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

AVERAGE RENT FOR A ONE-BEDROOM APARTMENT IN SF: \$3,490*

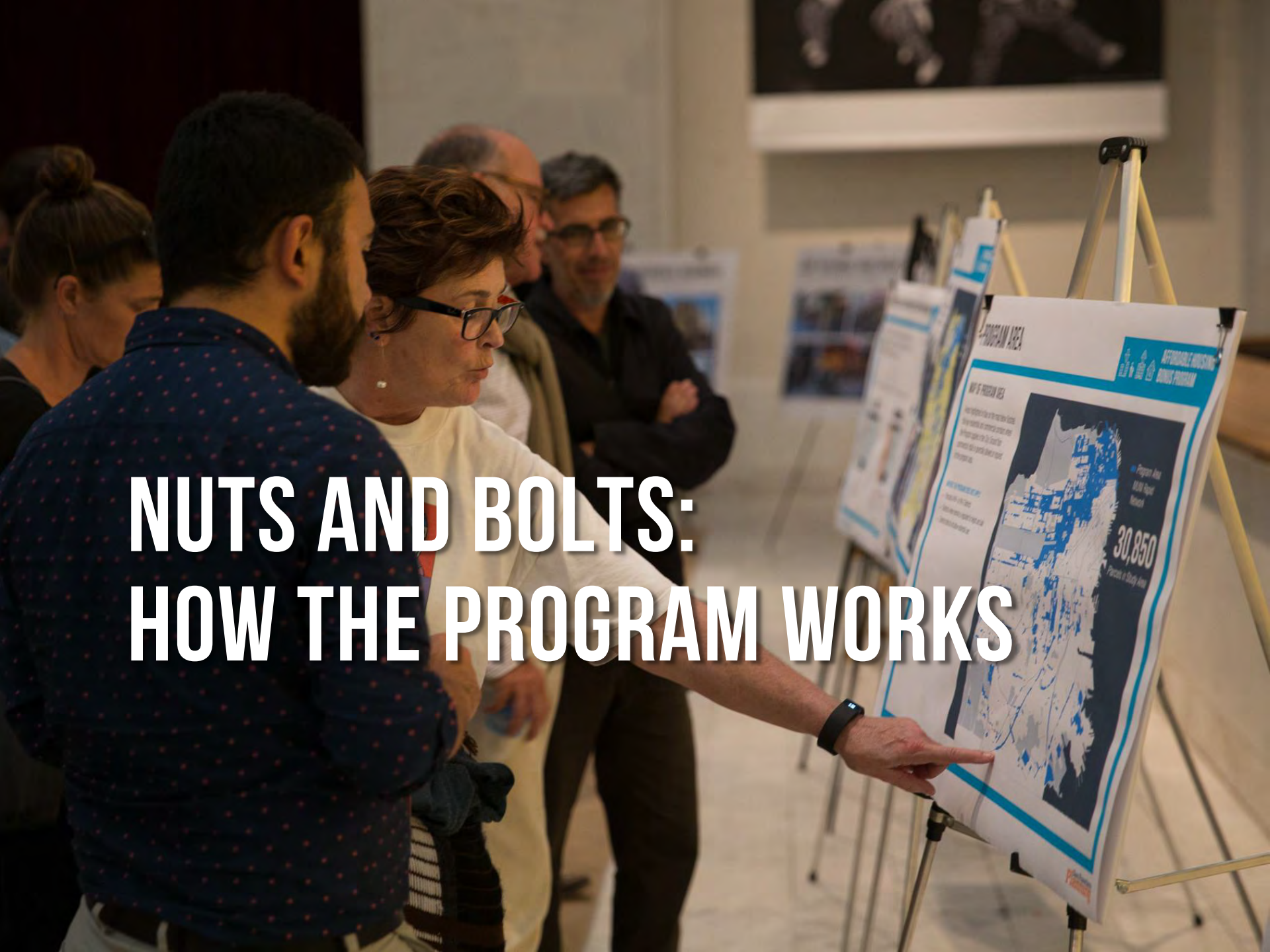
AVERAGE RENT FOR A TWO-BEDROOM APARTMENT IN SF: \$4,630*

One-person Household	Affordable Monthly Rent
Very-low income	\$900
Low-income	\$1,425
Moderate-income	\$2,125
Middle-income	\$2,500

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 1/6/16

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



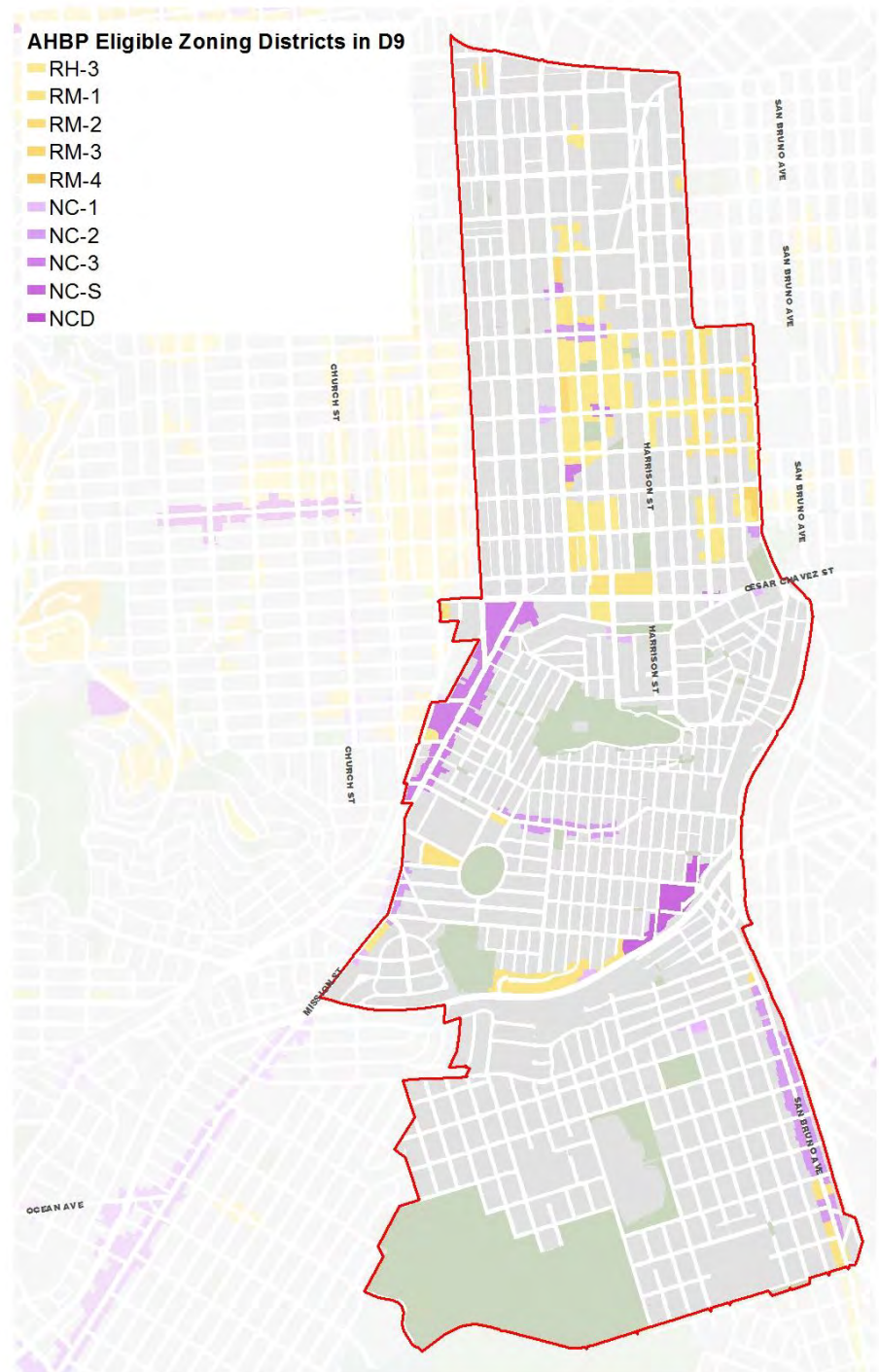
PROGRAM ELIGIBILITY

INELIGIBLE

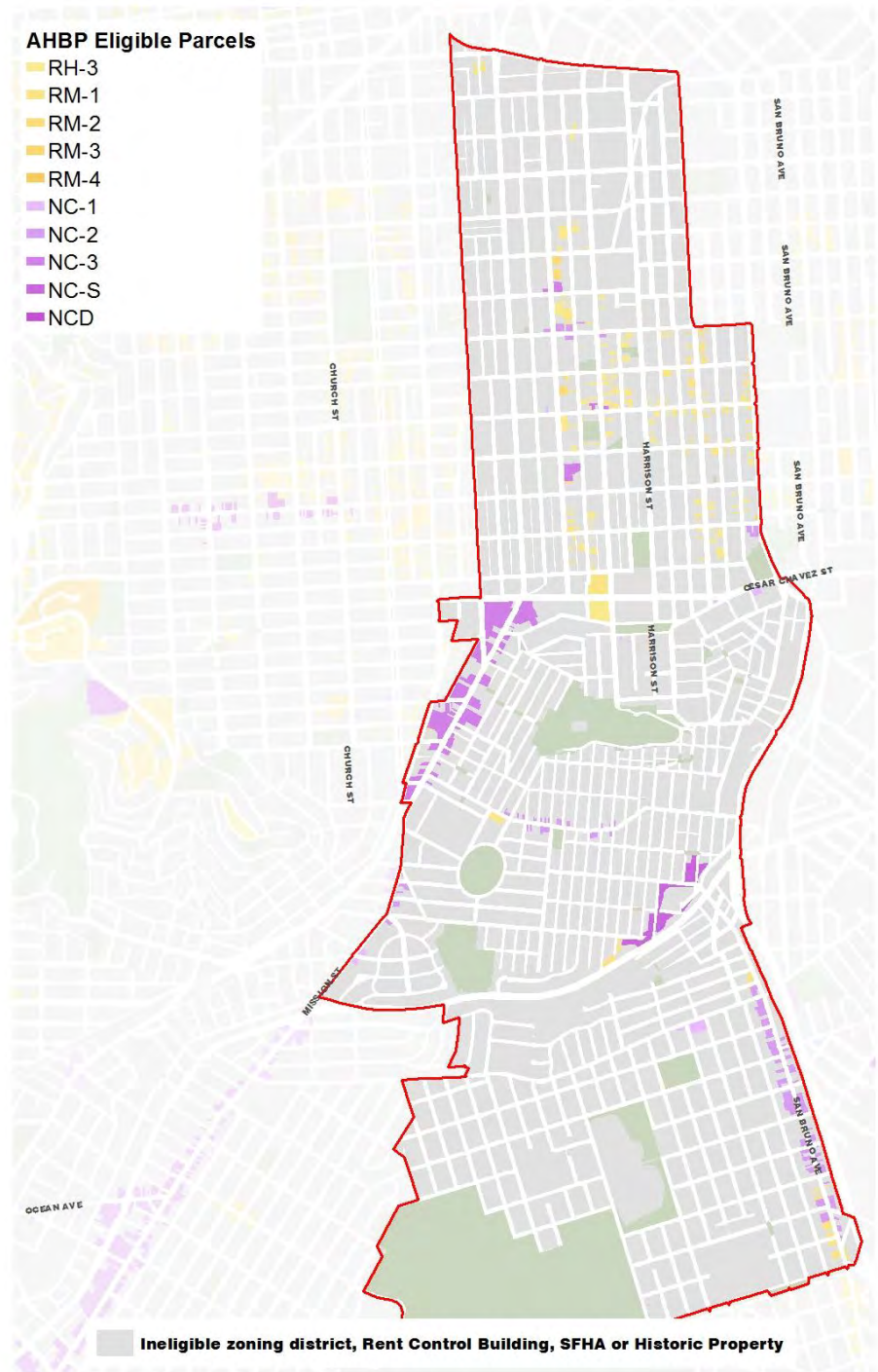
- Single-family residential parcels (RH-1) and RH-2
- Rent controlled properties



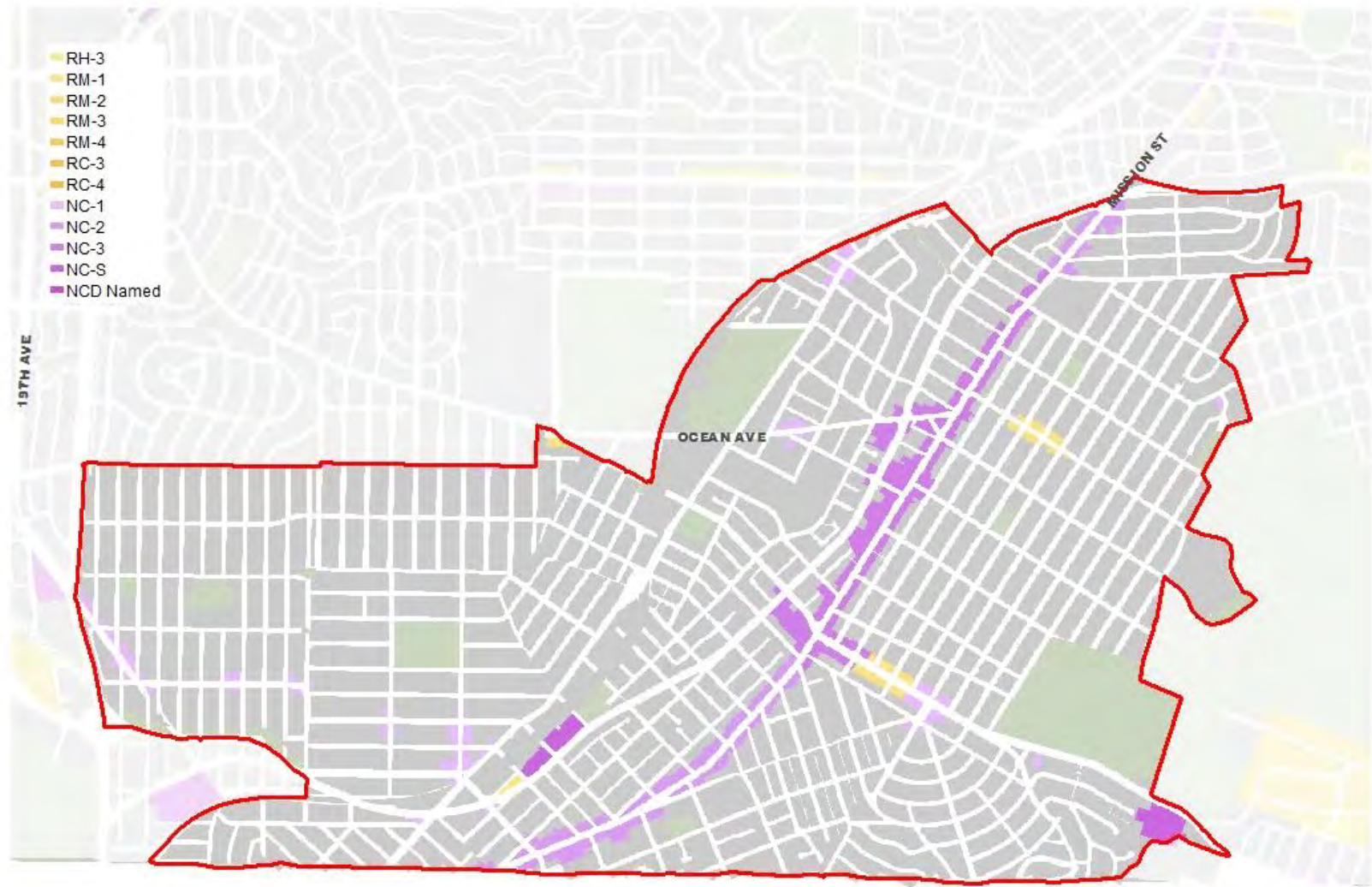
PROGRAM AREA — DISTRICT 9



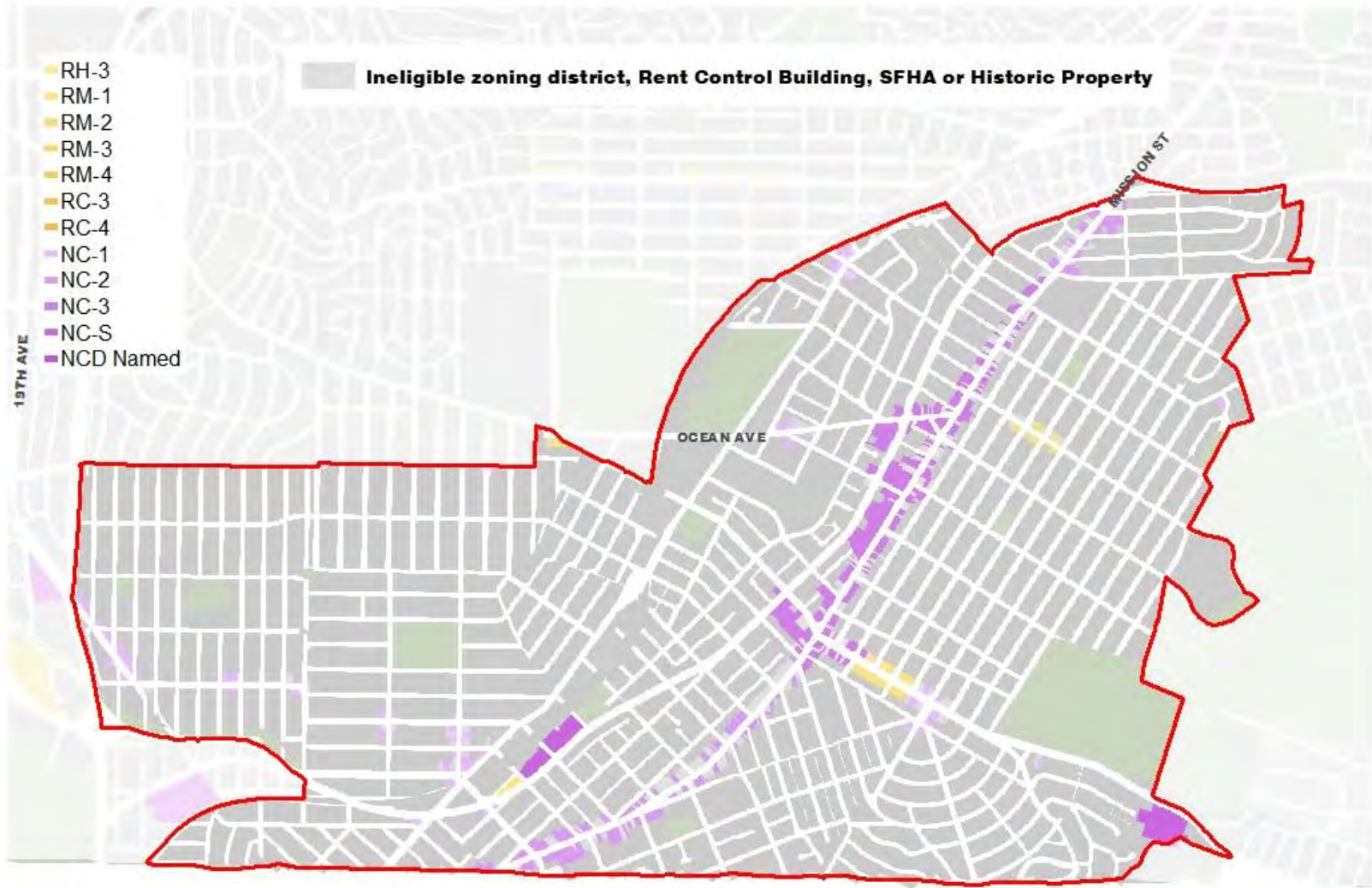
ELIGIBLE PARCELS IN PROGRAM AREA — DISTRICT 9



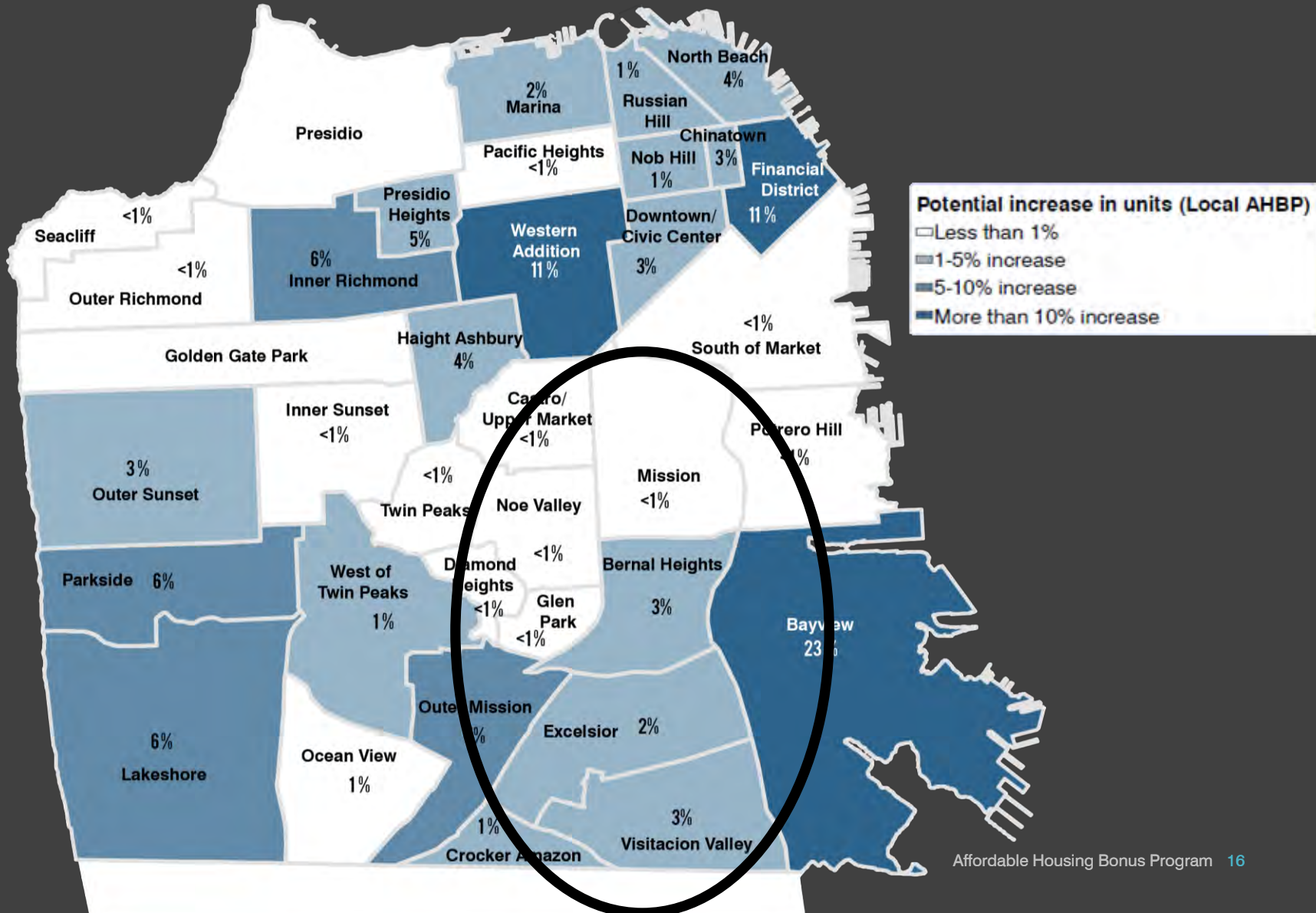
PROGRAM AREA – DISTRICT 11



ELIGIBLE PARCELS IN PROGRAM AREA – DISTRICT 11



POTENTIAL INCREASE IN UNITS OVER THE NEXT 20 YEARS



SOFT SITES

240 soft sites throughout San Francisco

- Developed to less than 5% of existing zoning
- Do not include schools, hospitals, churches, residential units, or historic resources

- 98 sites are parking lots/parking garages/vacant
- 27 sites are gas stations
- 26 sites are formula retail or banks
- 11 sites have restaurants (3 are fast food)

SOFT SITES

Development of all 240 soft sites would produce

- 11,000 market rate units
- **3,000** moderate and middle income affordable units
(80-120% AMI = up to \$122,300 for a family of four)
- **2,000** very-low and low-income affordable units (>80% AMI = up to \$81,500 for a family of four)

SOFT SITE EXAMPLES



MISSION NEAR 29TH STREET, 2015

SOFT SITE EXAMPLES



MISSION AND SILVER, 2015

SOFT SITE EXAMPLES



2559 VAN NESS AVE - 2009

SOFT SITE EXAMPLES



2559 VAN NESS AVE - 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
<p>Will receive:</p> <ul style="list-style-type: none"> • Up to 2 stories • Increase in the total number of units onsite 	<p>Will receive:</p> <ul style="list-style-type: none"> • Up to 2 stories • Increase in the total number of units onsite 	<p>Will receive:</p> <ul style="list-style-type: none"> • Up to 3 stories

A street scene featuring several multi-story residential buildings. On the right, a prominent brick building has multiple windows with decorative lintels. To its left, a taller, light-colored building with a flat roof and several chimneys is visible. The street is lined with parked cars, and a person is sitting on a bench on the sidewalk. The sky is overcast.

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

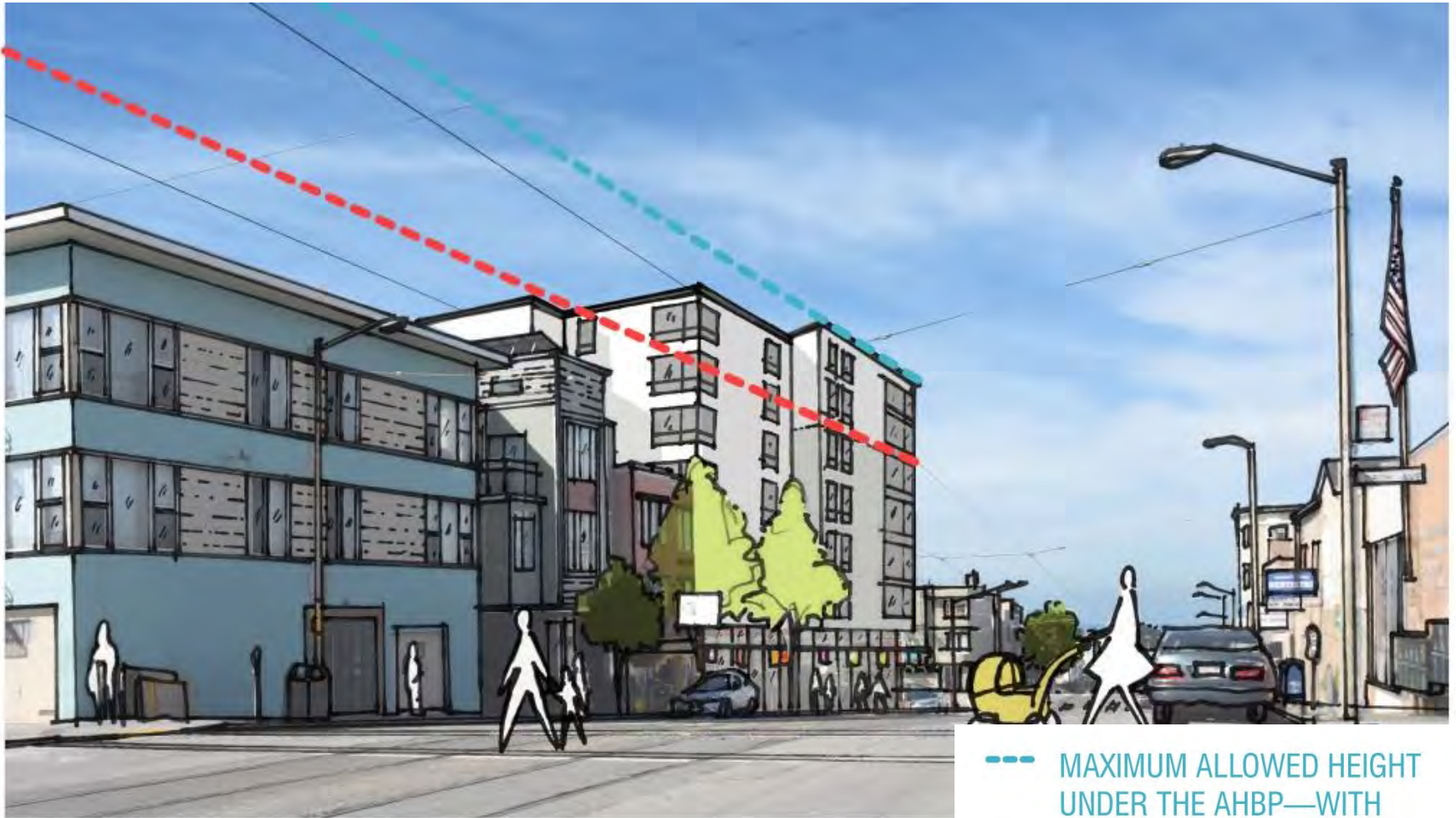
POSSIBLE UNDER CURRENT ZONING



. 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

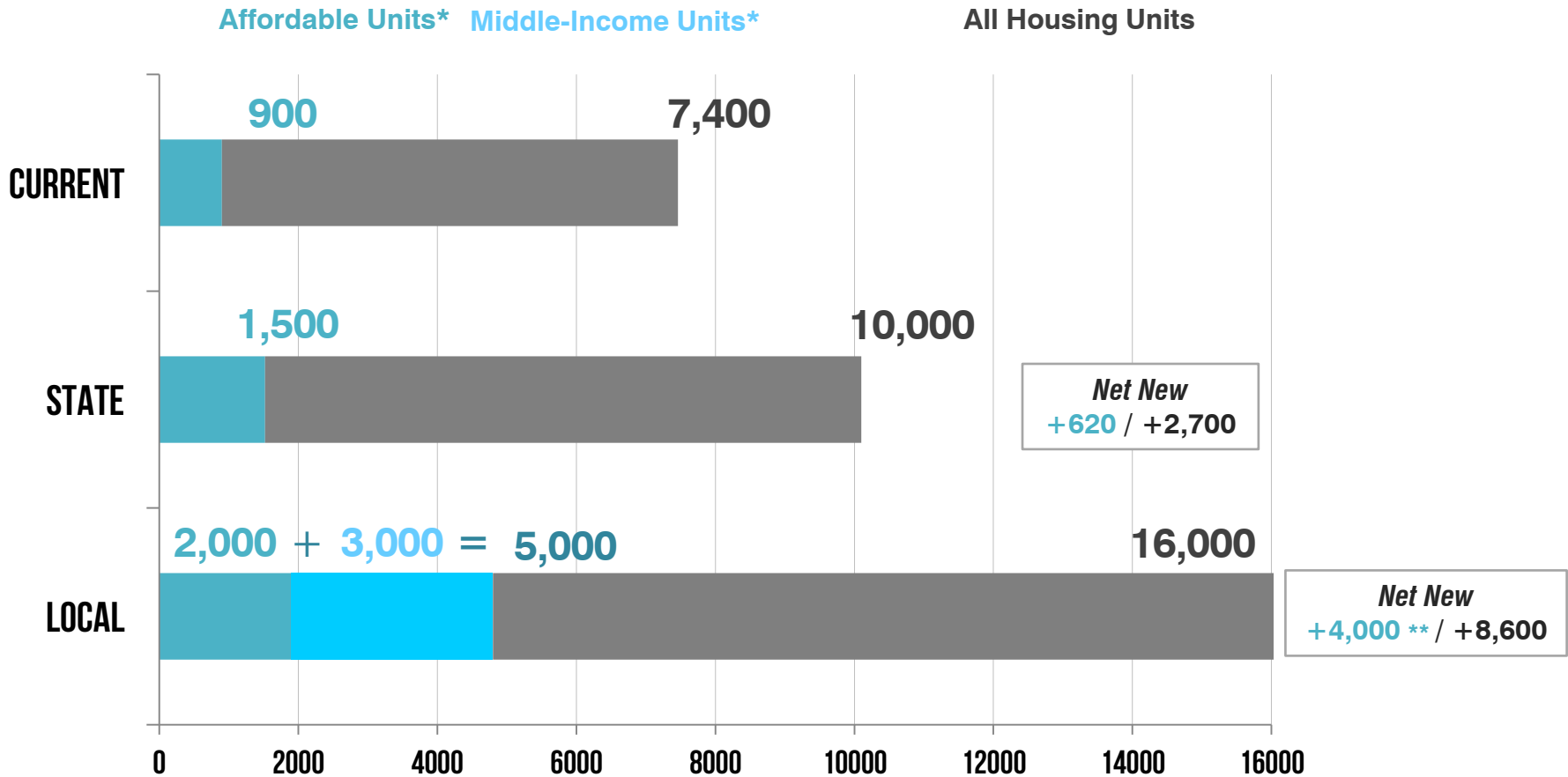
Upcoming Meetings:

- 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

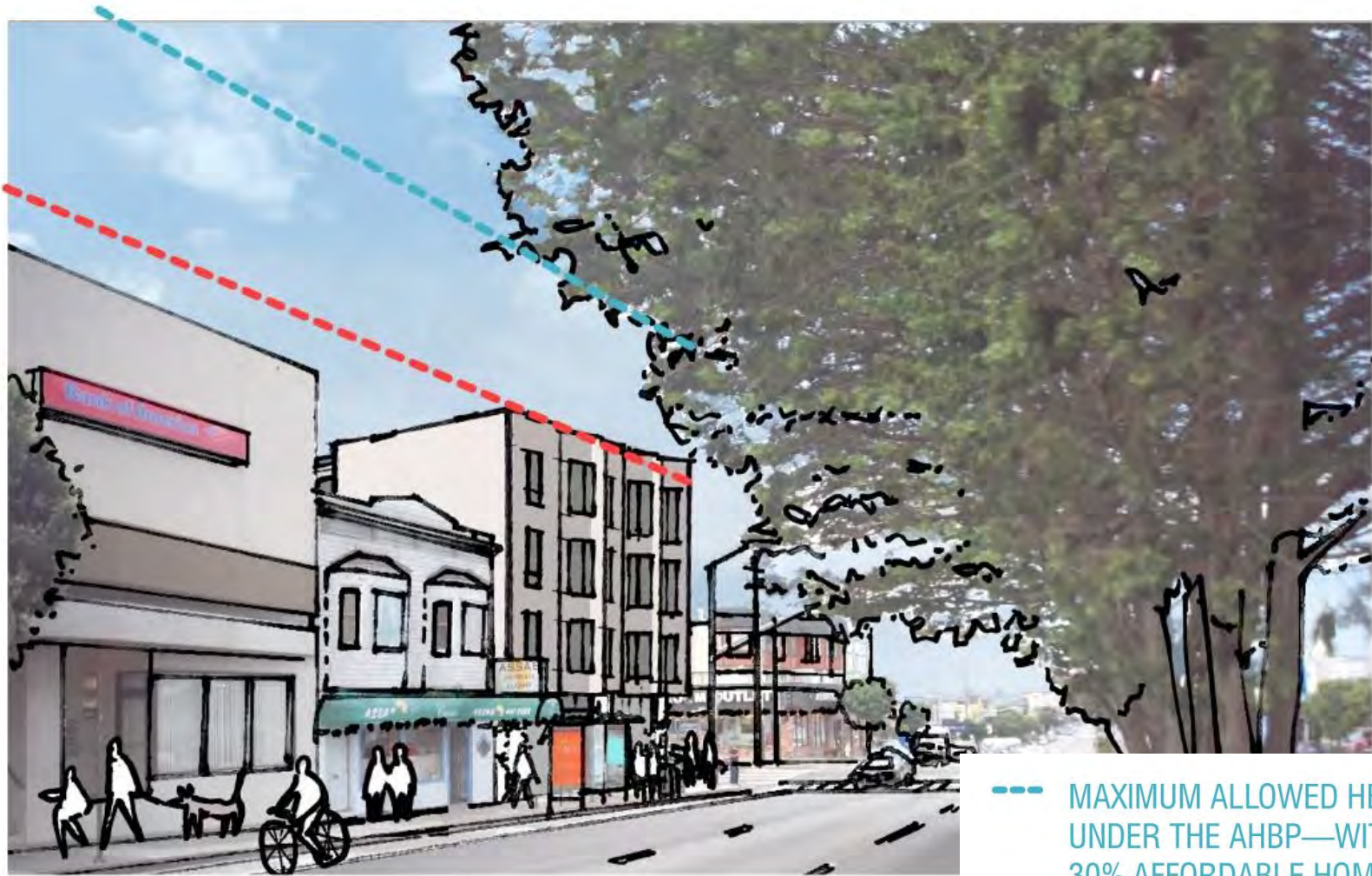


Affordable Units – permanently affordable, deed restricted housing units built by market rate developers.

* 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



Up to 8 homes in a 40' building are allowed under current zoning.

- 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, 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.

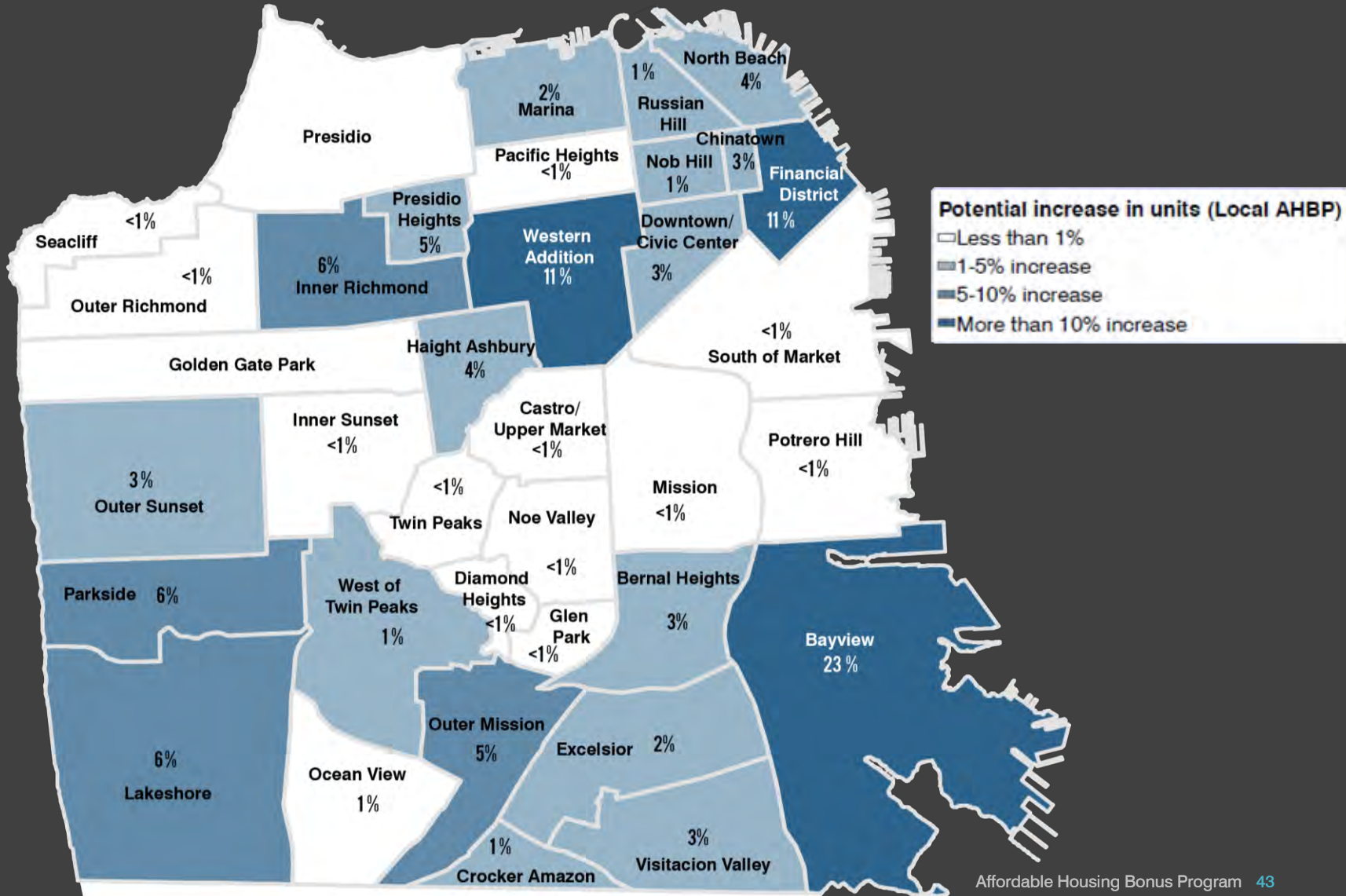
20 affordable homes-8 low/moderate, 12 middle income

AHBP PROGRAM AREA: NEAR TRANSIT

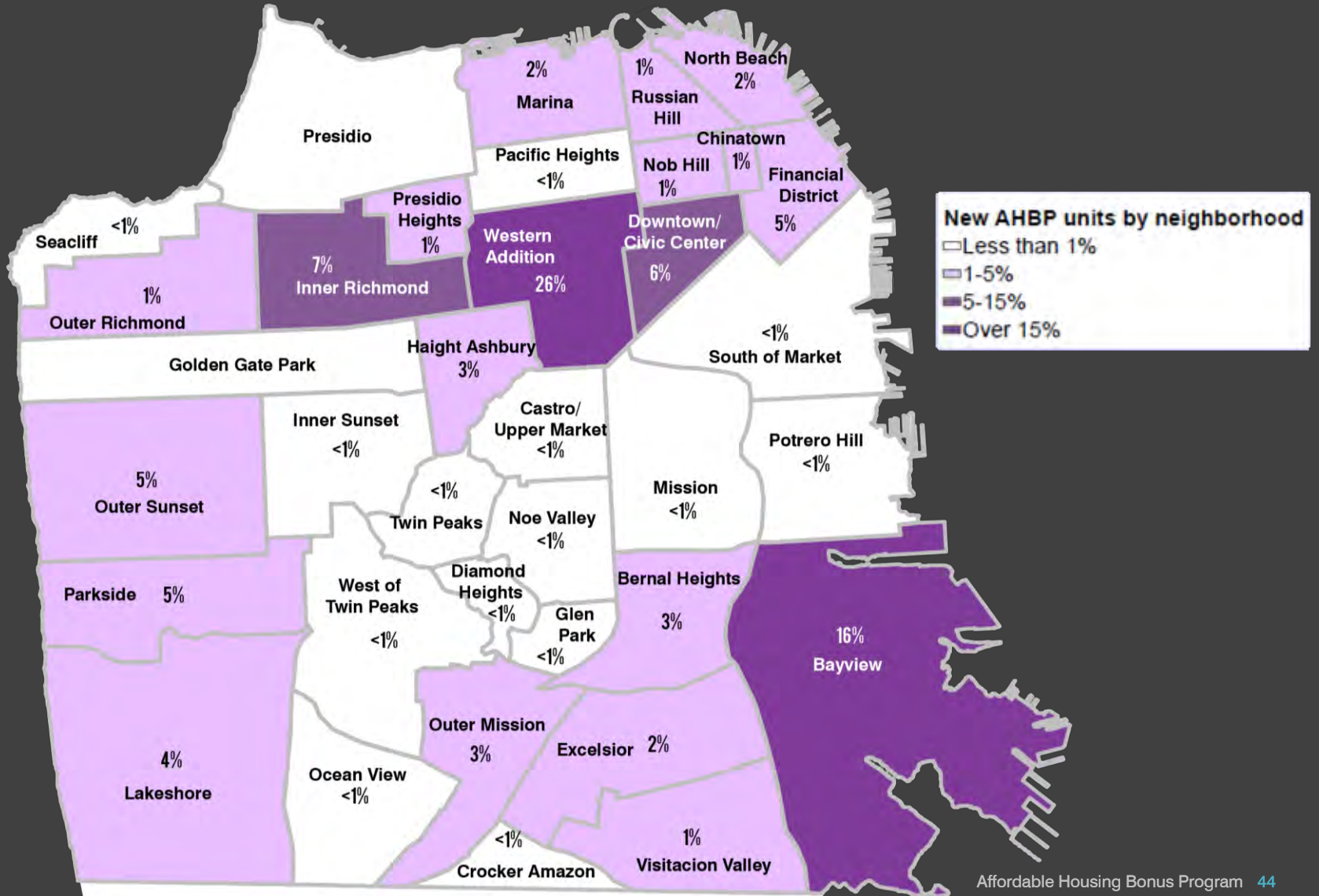


 *Walking distance to Muni Rapid*

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)

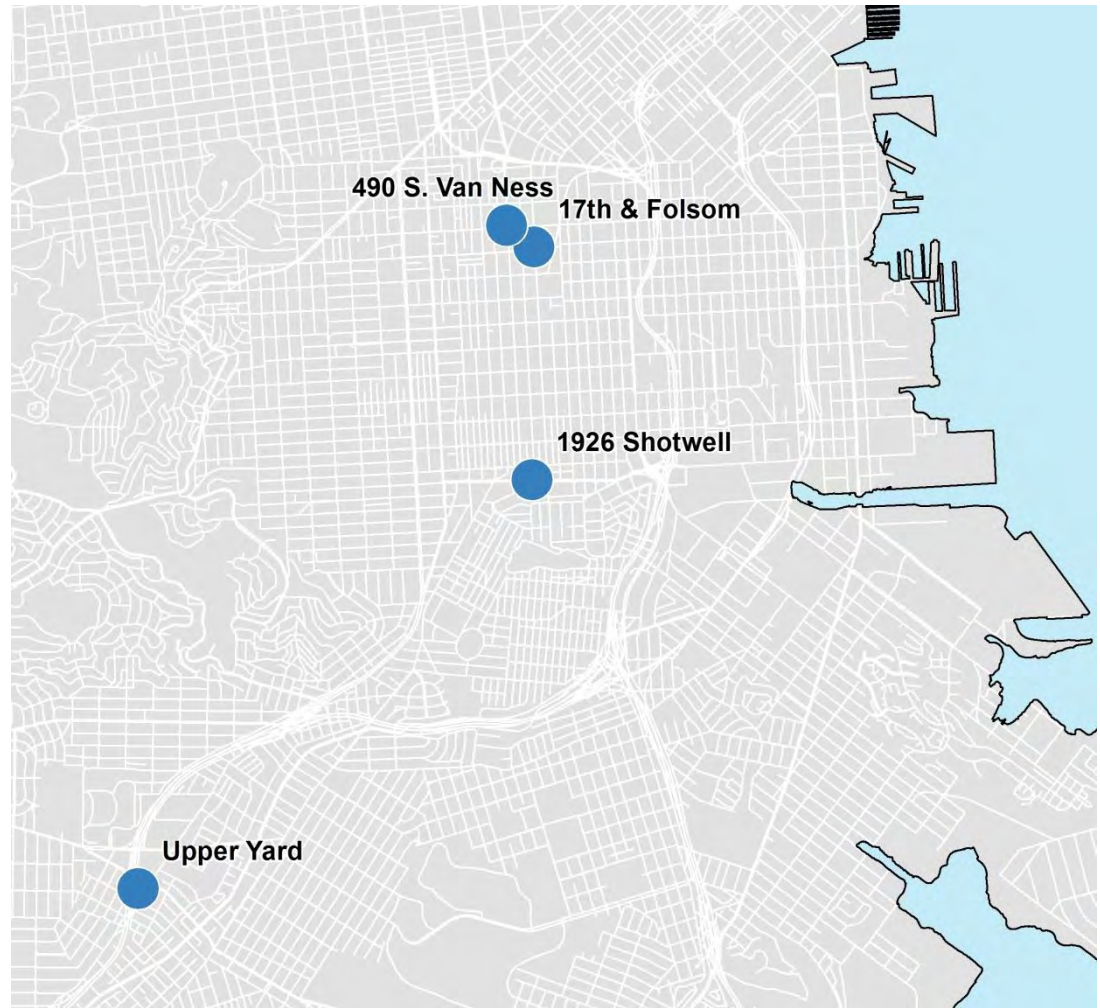
Up to 120% AMI

Teacher Next Door Down Payment Assistance (TND)

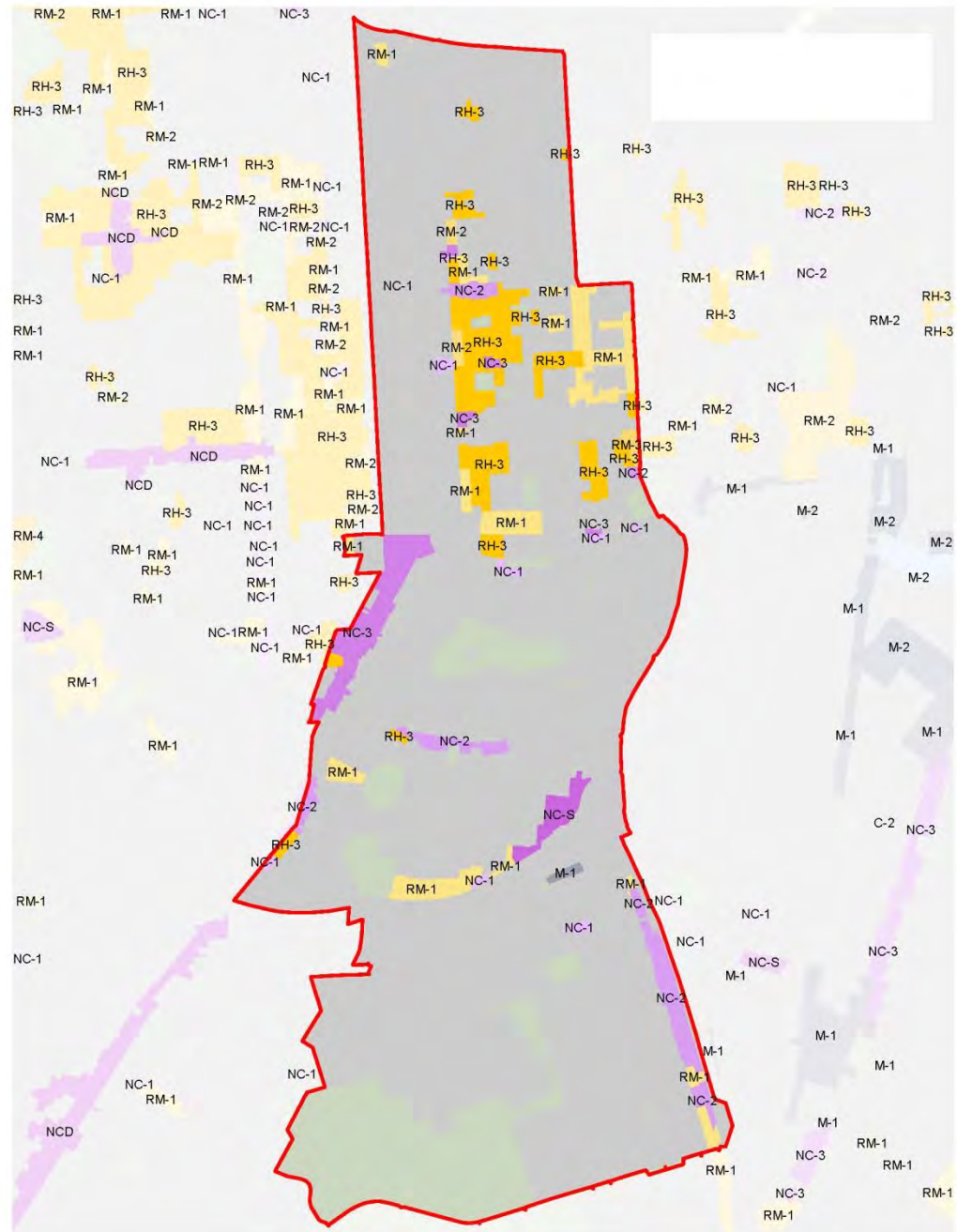
Up to 200% AMI



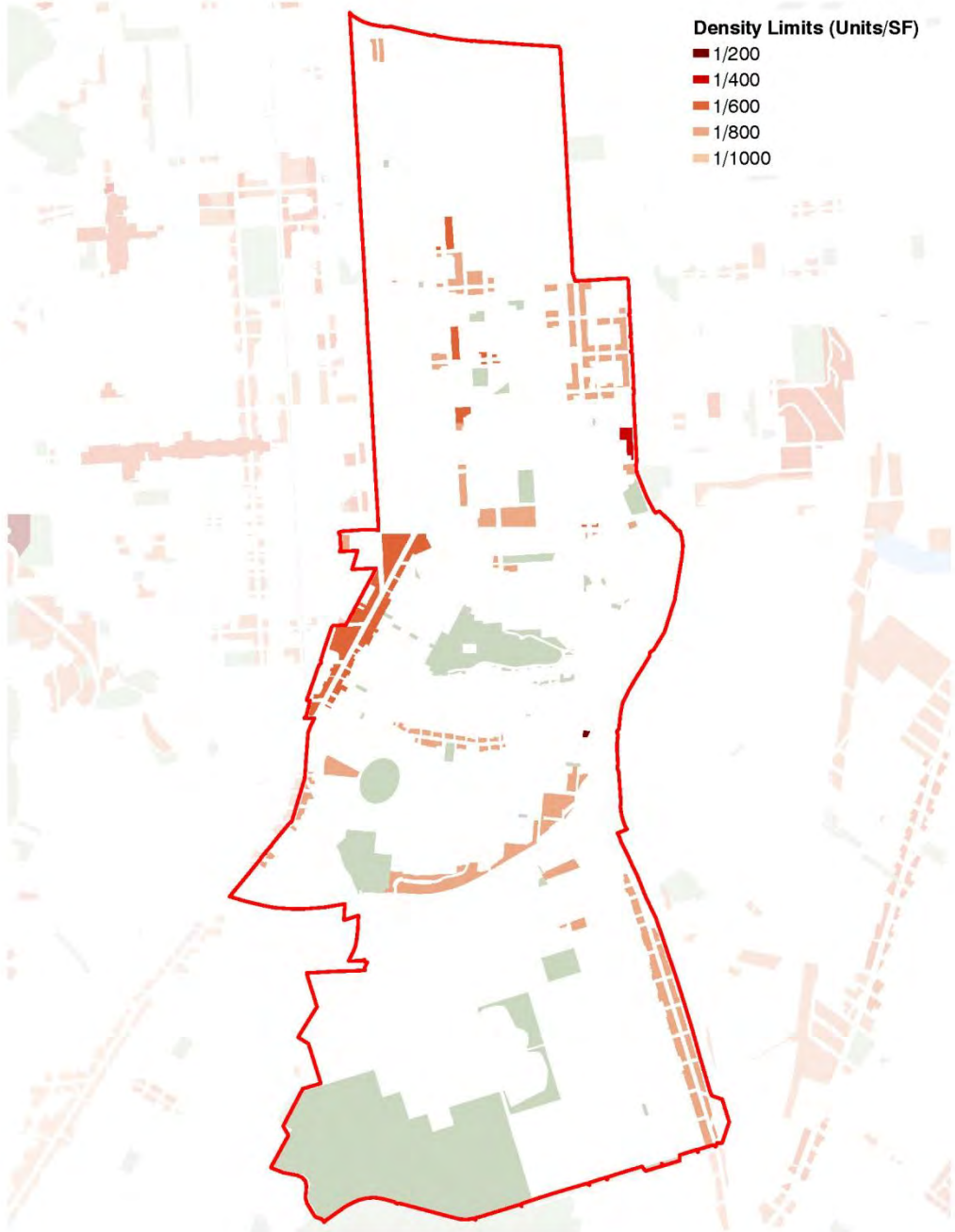
LOCAL PROGRAM: 100 % AFFORDABLE PROJECTS



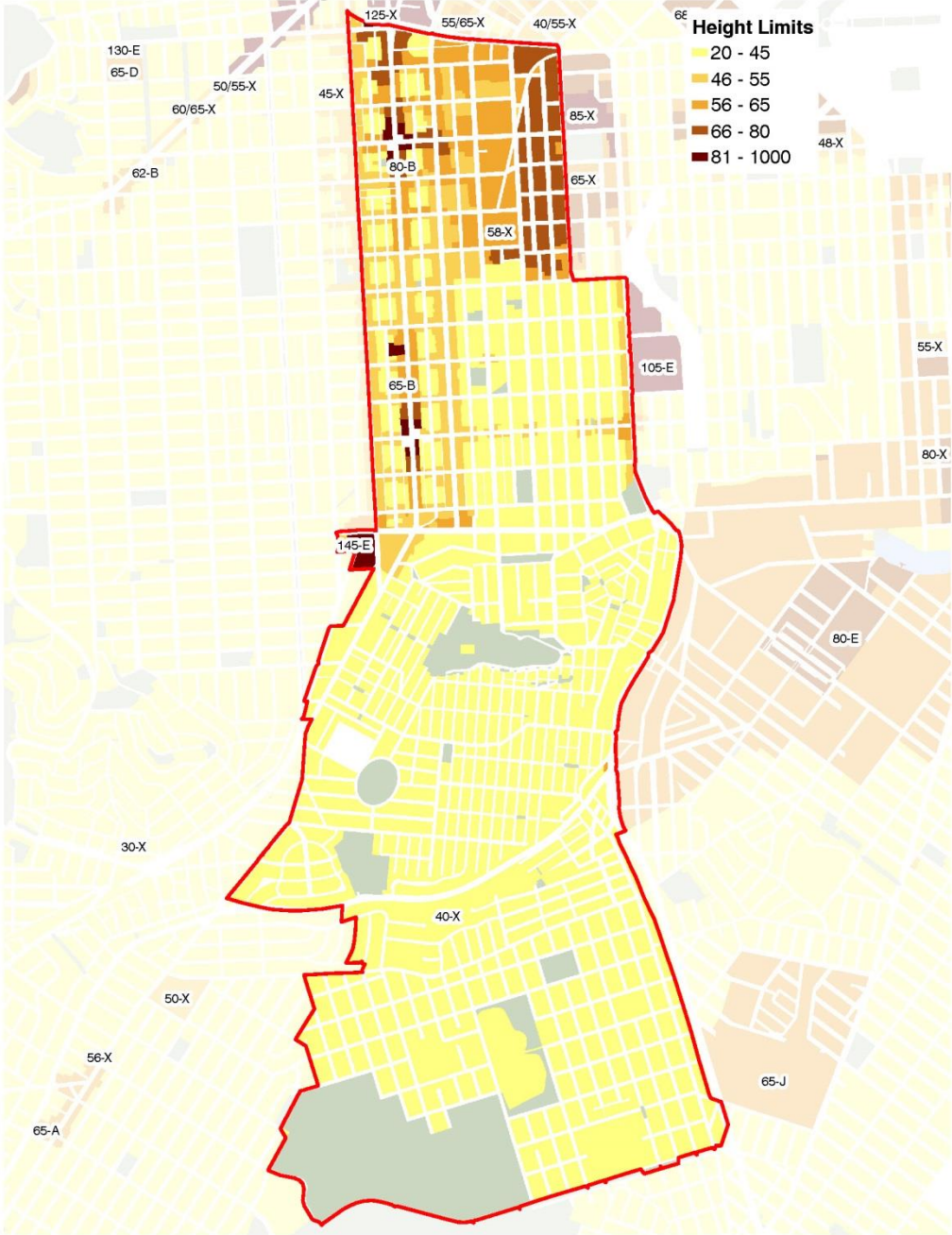
EXISTING ZONING DISTRICTS — DISTRICT 9



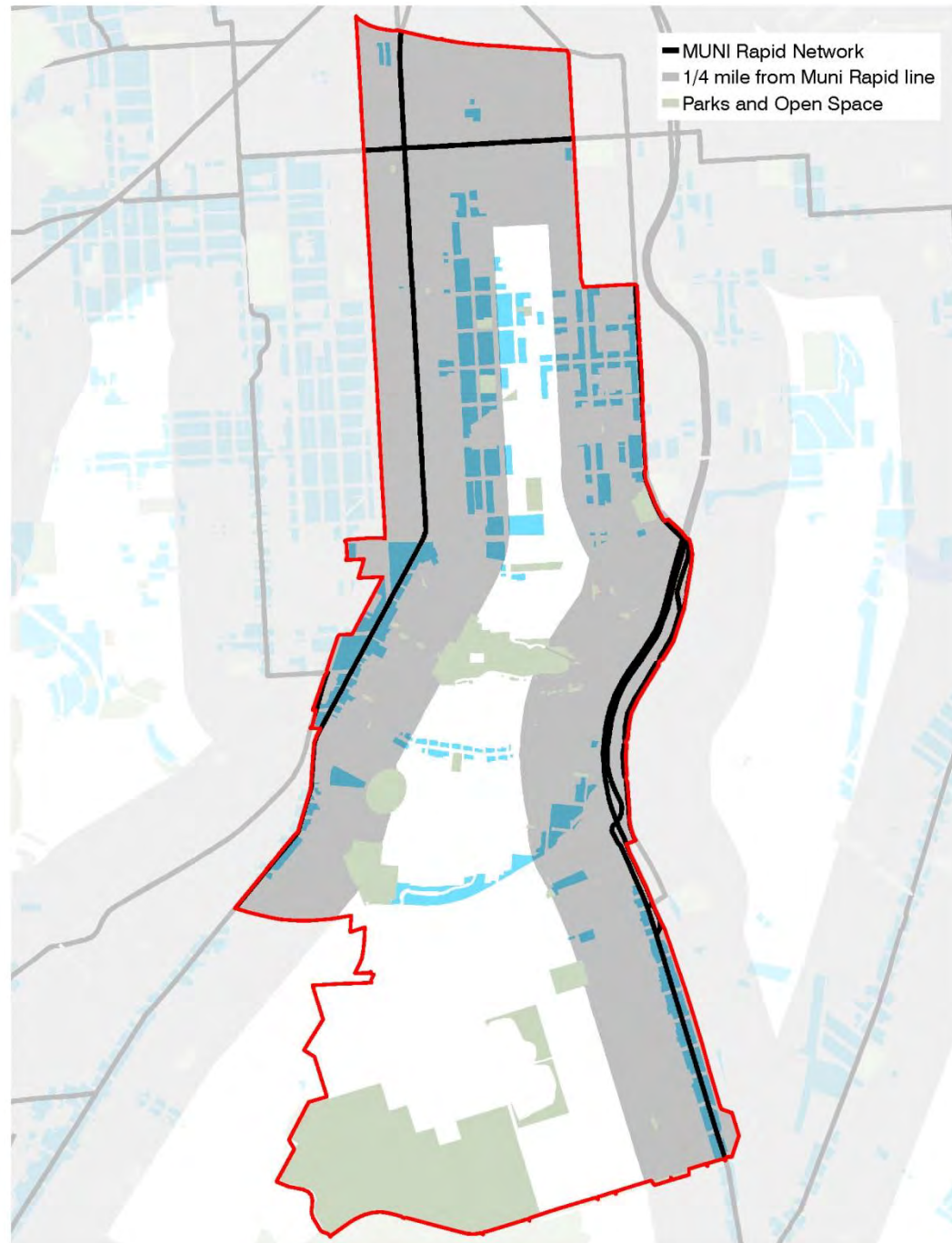
DENSITY CONTROLS — DISTRICT 9



HEIGHT CONTROLS — DISTRICT 9



PROGRAM AREA AND TRANSIT — DISTRICT 9

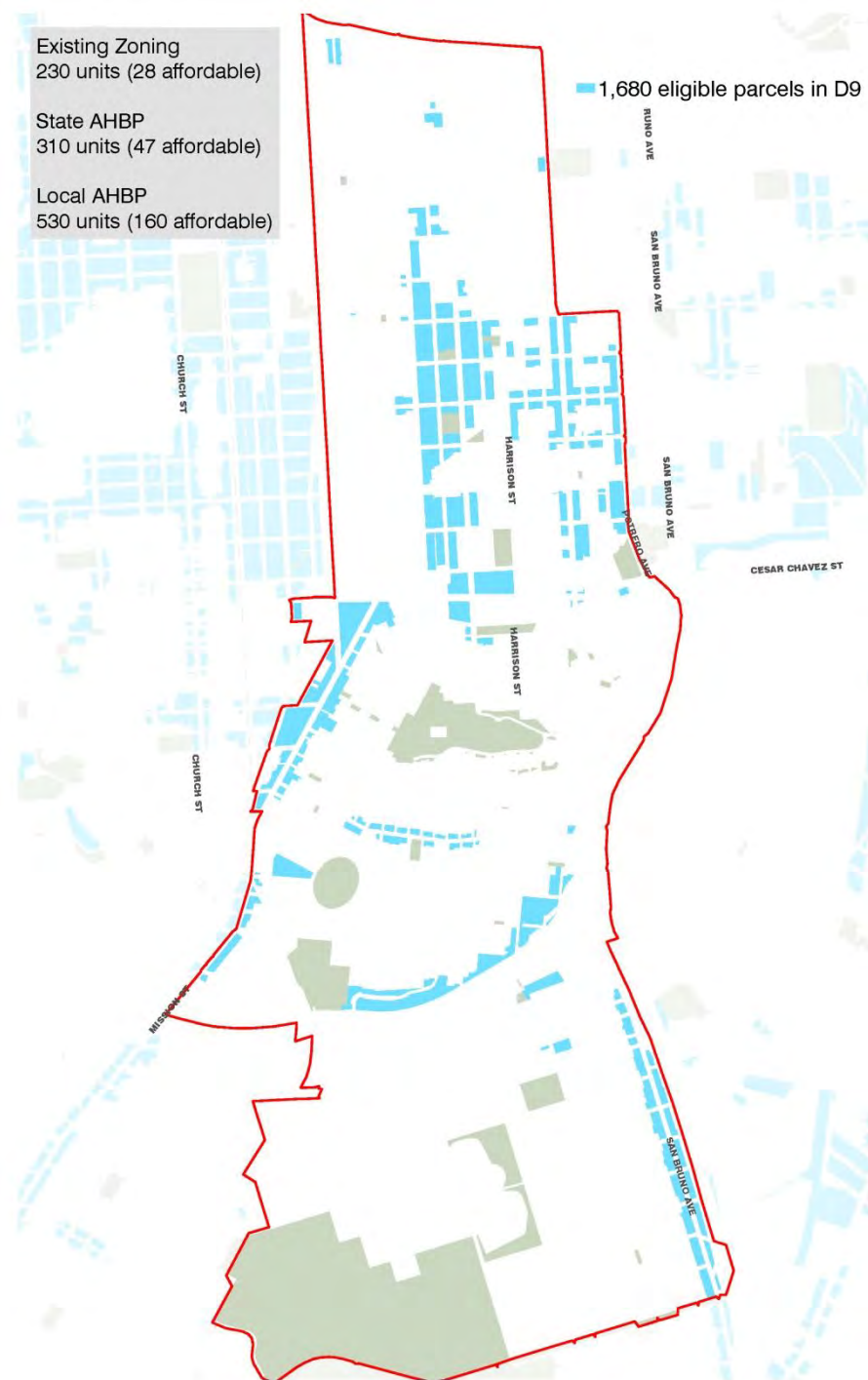


PROGRAM AREA AND UNITS — DISTRICT 9

Existing Zoning
230 units (28 affordable)

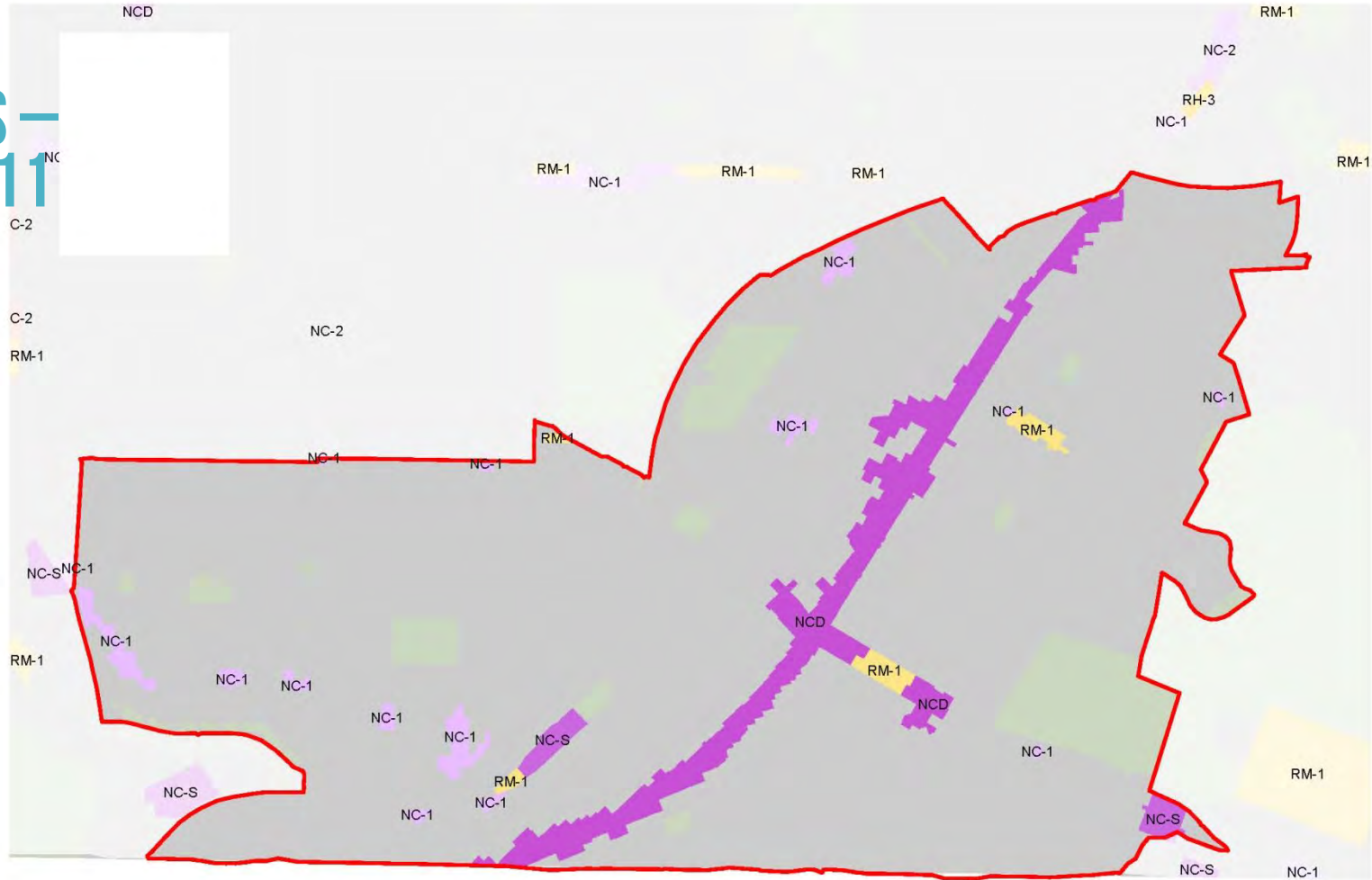
State AHBP
310 units (47 affordable)

Local AHBP
530 units (160 affordable)



EXISTING ZONING DISTRICTS

DISTRICT 11



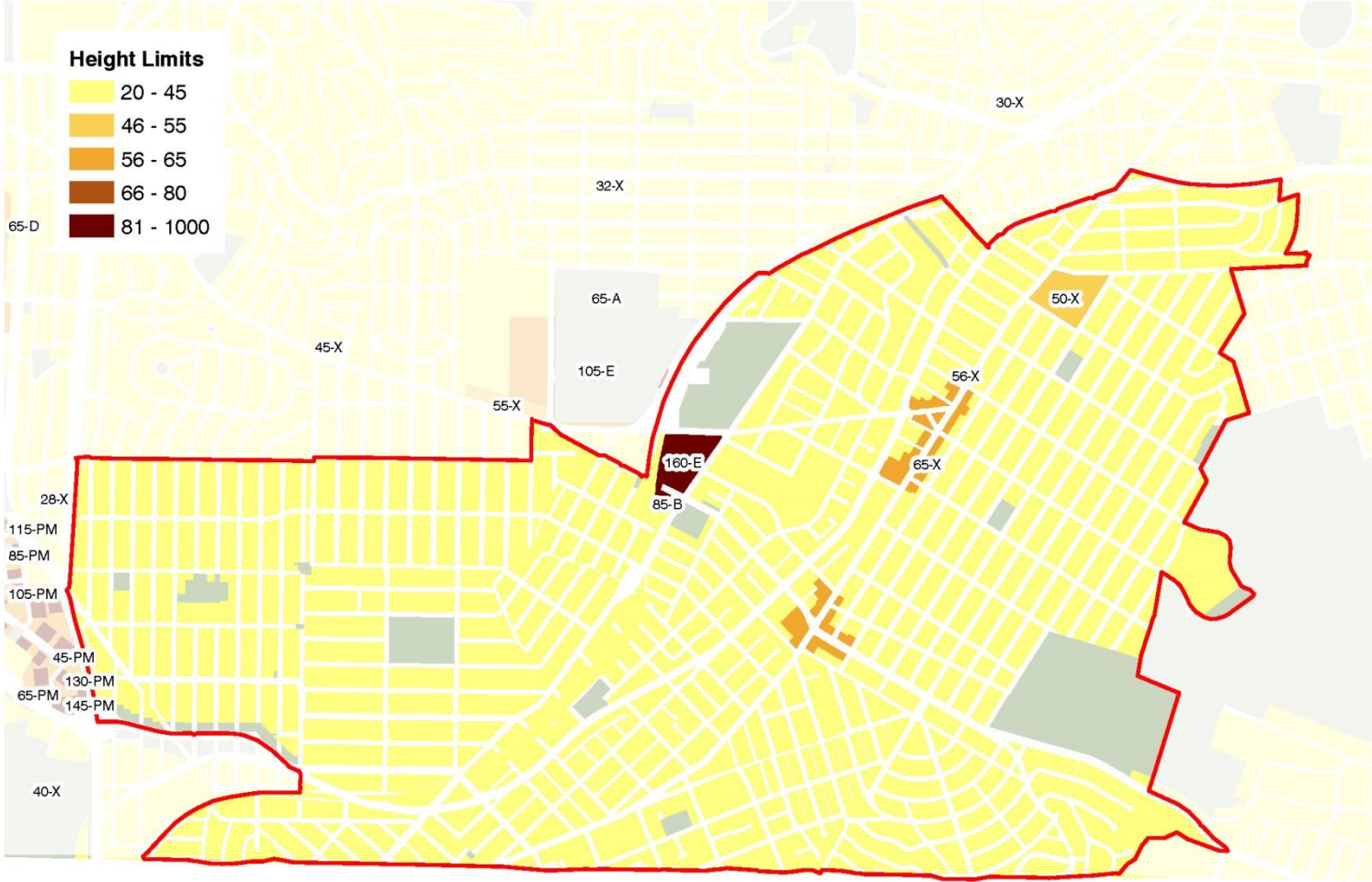
DENSITY CONTROLS — DISTRICT 11

Density Limits (Units/SF)

- 1/200
- 1/400
- 1/600
- 1/800
- 1/1000



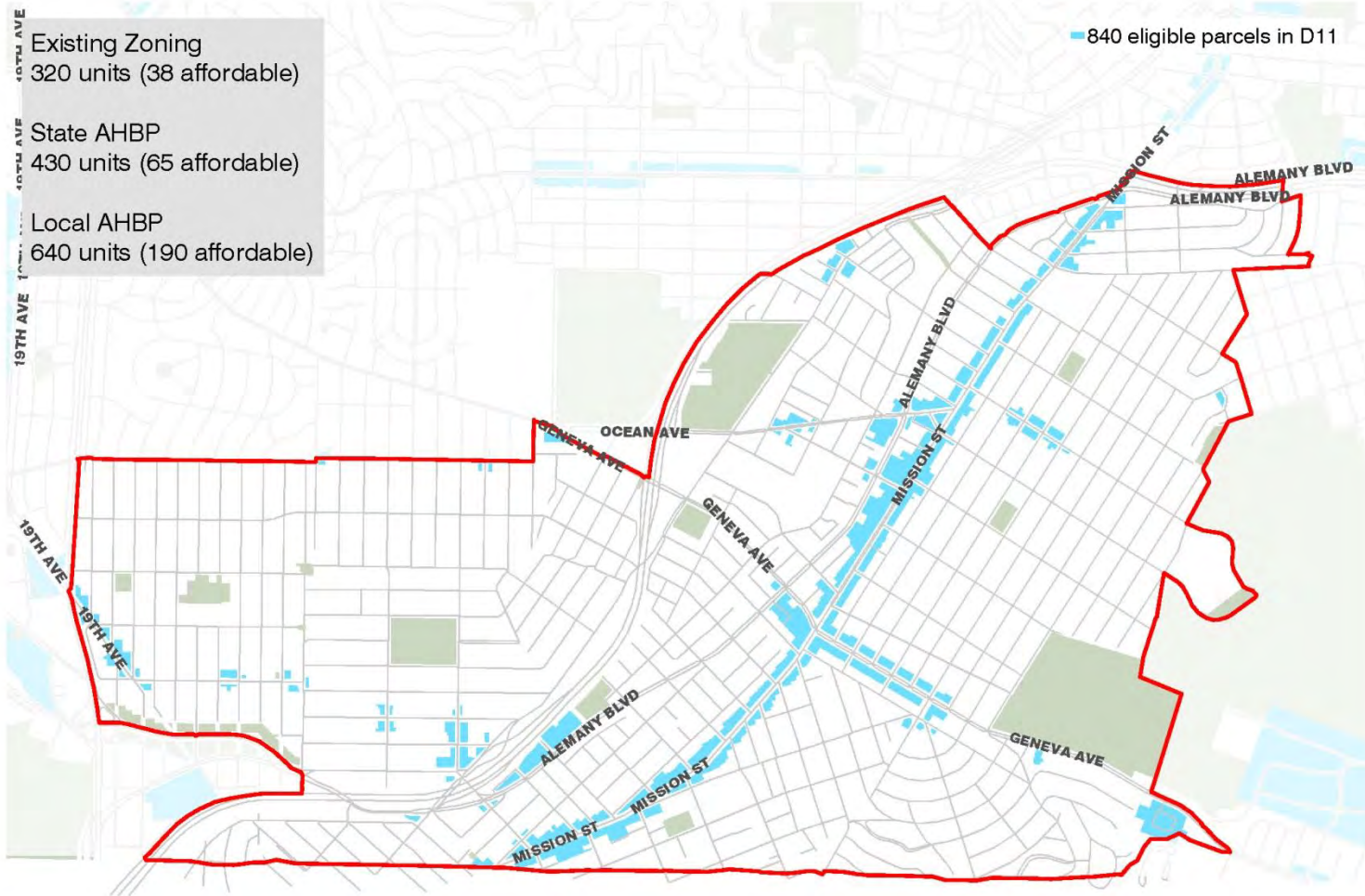
HEIGHT CONTROLS — DISTRICT 11



PROGRAM AREA AND TRANSIT — DISTRICT 11



PROGRAM AREA AND UNITS — DISTRICT 11



EXISTING REGULATIONS: LOT MERGERS

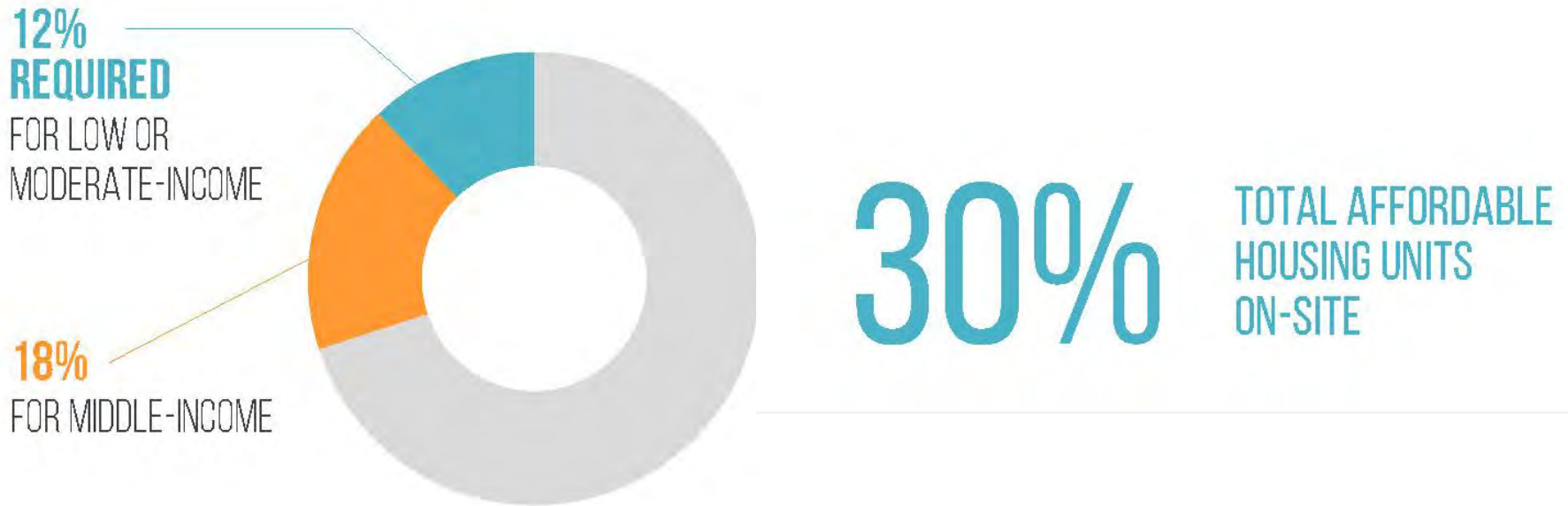
- Since 2008, 37 lot mergers, averaging less than 5 per year
- Common in RH-1 and RH-2 Districts
- Regulated in a few of the City's Districts (Code Section 121.7)

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

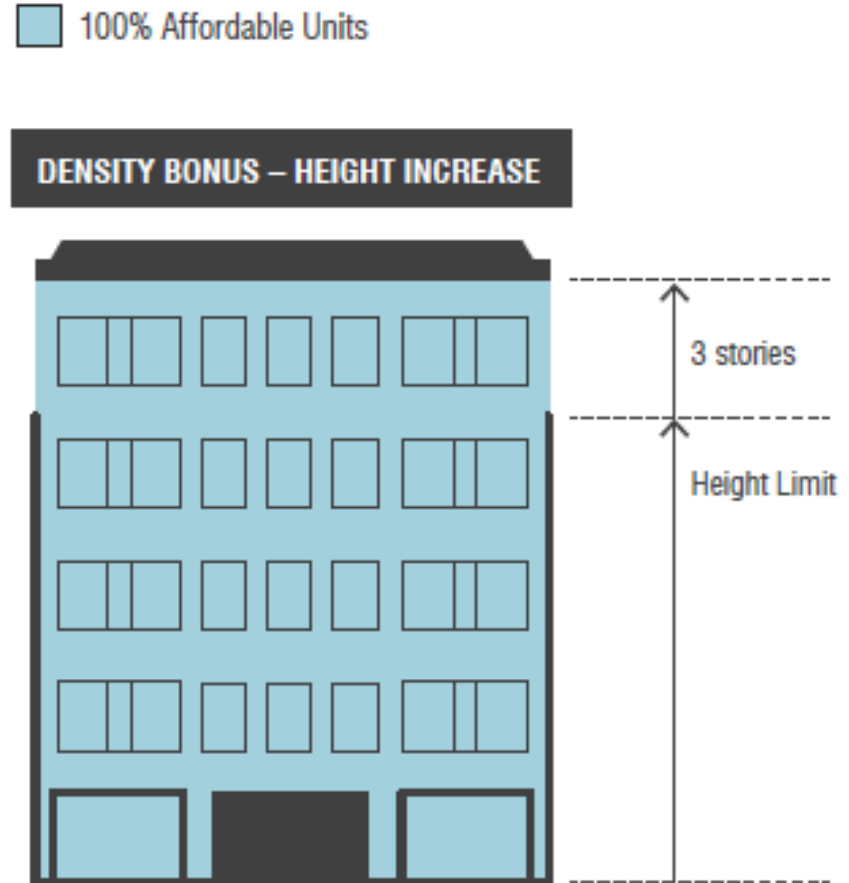


13-20% TOTAL AFFORDABLE
HOUSING UNITS
ON-SITE

- 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

