

AFFORDABLE HOUSING BONUS PROGRAM

PLANNING COMMISSION— JANUARY 28, 2016

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AFFORDABLE HOUSING OUTCOMES

Local Program (30% of total units)

- Low and Moderate Income Housing Units 2,000
- Middle Income Housing Units 3,000

Existing Controls (12% of all Units)

- Low and Moderate Income Housing Units 900
(assuming all projects choose onsite)
- Middle Income Housing Units 0

OUTREACH – JULY 2015-FEBRUARY 2016

Community Meetings

Approximately 700 total participants

- Citywide Open House
- Webinar
- District 1 (x2)
- District 2
- District 3
- District 4 (x2)
- District 5 (x2)
- District 7
- District 8
- District 9/11 (Feb 16th)
- District 10 x 1 (2nd meeting TBD)

Other Outreach

- Social media – Twitter, Facebook, Nextdoor
- Emails to Neighborhood Groups & AHBP list

Presentations

- Coalition for SF Neighborhoods
- Code for America
- Council of Community Housing Organizations
- Eastern Neighborhoods and Market & Octavia CACs
- Mission Action Plan 2020 Working Group
- Residential Builders Association
- SF Bay Area Renters' Federation
- SF Chamber of Commerce
- SF Housing Action Committee
- SF Group of the Sierra Club
- SPUR

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

KEY CONCERNS

- Rent Control
- Design
- Small Businesses
- Scale of the Program
- Types of units
- Affordability targets



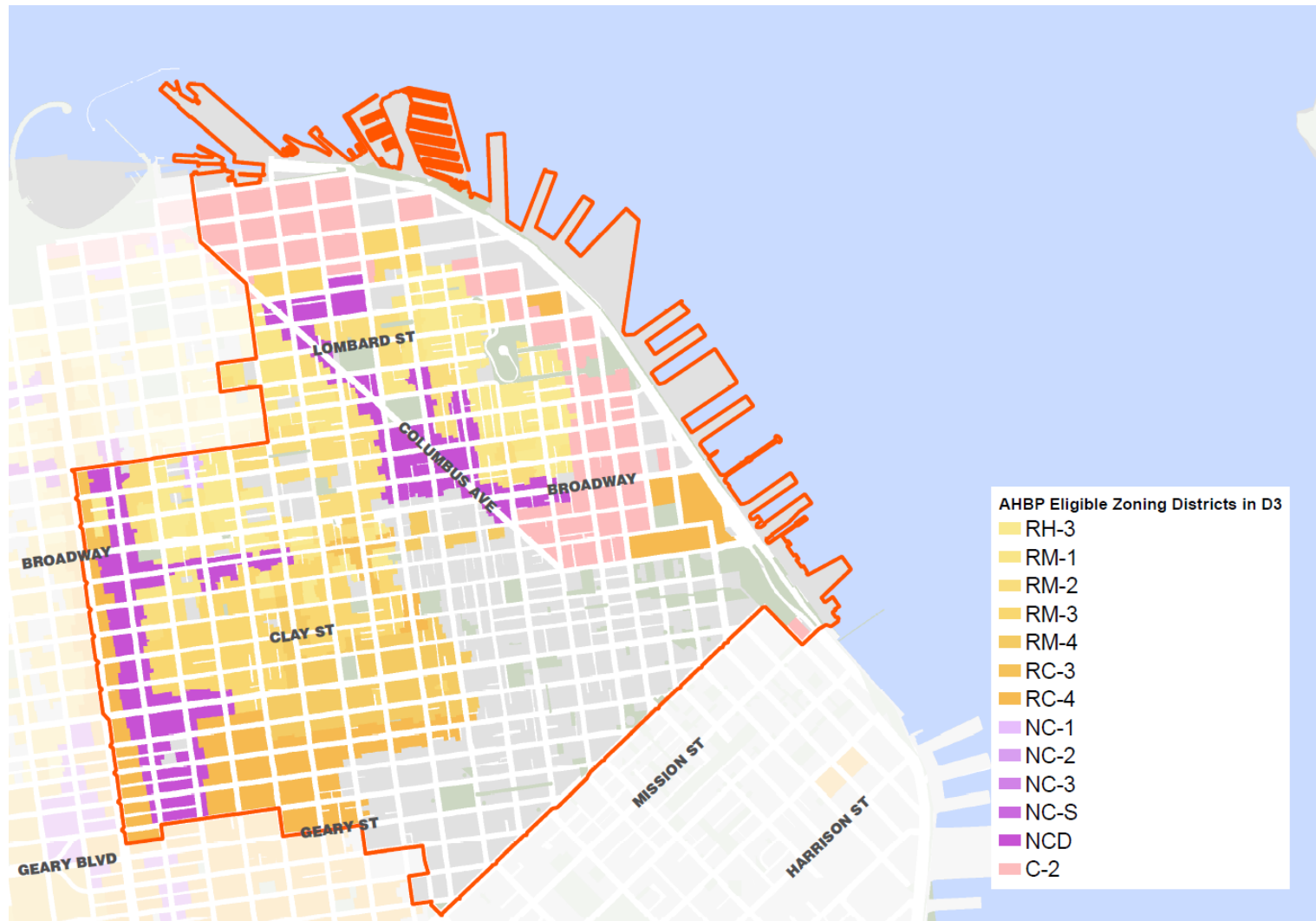
LOCAL AFFORDABLE HOUSING BONUS PROGRAM ELIGIBILITY

PROJECT MUST BE (ALL):

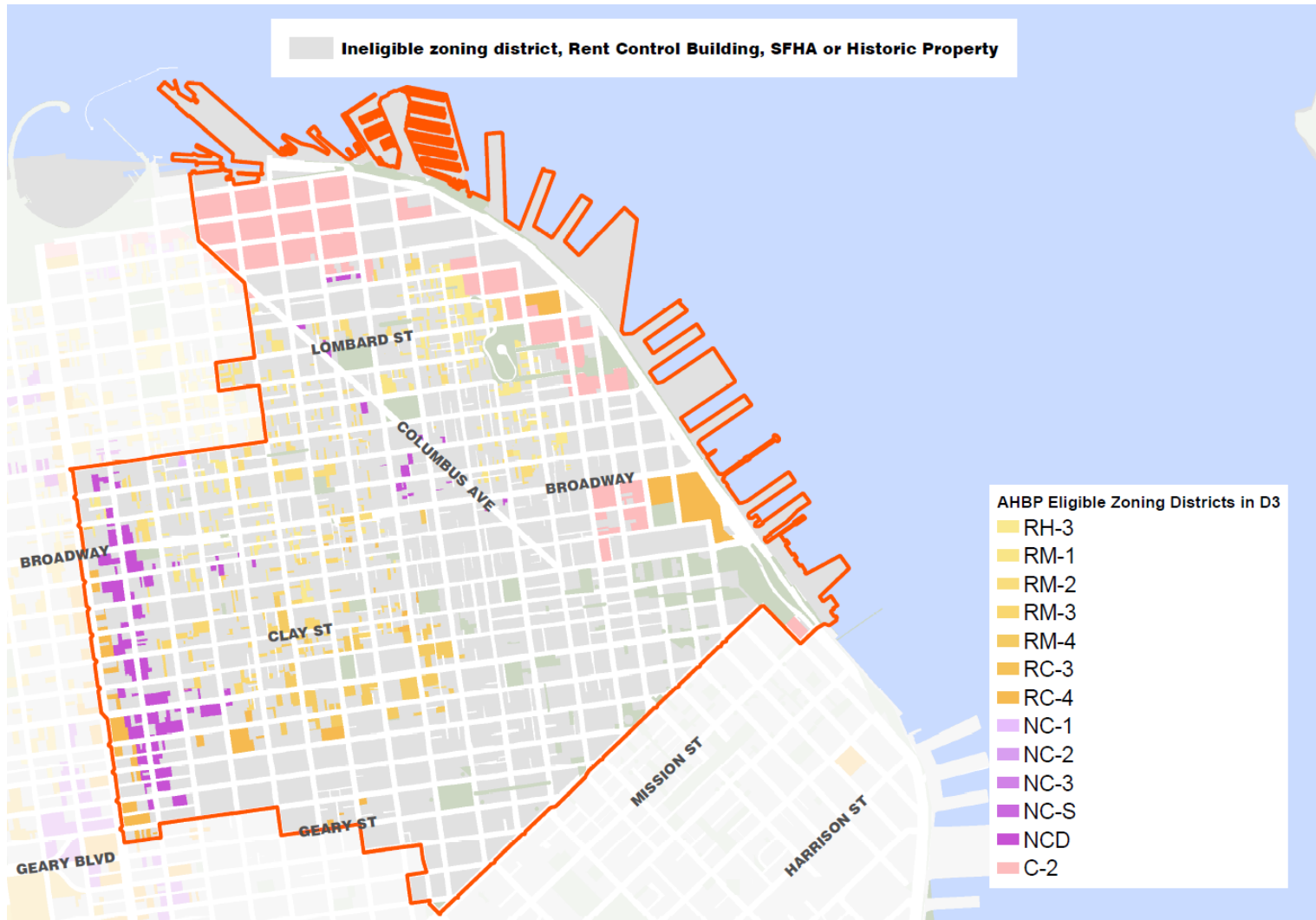
- New construction
- In an eligible zoning district
- 30% permanently affordable on-site units (cannot pay in-lieu fee)
- 40% 2-bedrooms

PROJECT CANNOT:

- Demolish any existing rent-controlled units
- Demolish a historic resource
- Cause significant shadow impact on public parks
- Contain micro-units or group housing
- Provide affordable units off-site or pay affordable housing fee



ELIGIBLE DISTRICTS— DISTRICT 3



POTENTIALLY ELIGIBLE PARCELS— DISTRICT 3

THANK YOU!

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