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 (assuming all projects choose onsite) 900
- 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!

www.sf-planning.org/AHBP