



SUMMARY



AFFORDABLE HOUSING BONUS PROGRAM

The Affordable Housing Bonus Program (AHBP) provides incentives for developers to include more affordable housing for very low, low, moderate, and middle-income households. Development bonuses, such as increased density, would be offered on a graduated scale based on the percentage of affordable units provided. This proposed Program is one of the tools put forward by the City to address its affordable housing goals.

The proposed Affordable Housing Bonus Program goals are to:

- » **Increase the numbers** of on-site affordable units
- » **Improve feasibility** of underutilized sites
- » Increase availability of **middle-income housing**
- » Expedite entitlement of **100 percent affordable** housing units

KEY TERMS

AFFORDABLE HOUSING

Under the AHBP, affordable housing is for very low, low, moderate, and middle-income households:

- » **Very-low income households:** Earn up to 55 percent of the Area Median Income in San Francisco
- » **Low-income households:** Earn up to 80 percent of the Area Median Income in San Francisco
- » **Moderate-income households:** Earn up to 120 percent of the Area Median Income in San Francisco
- » **Middle-income households:** Earn up to 140 percent of the Area Median Income in San Francisco

DENSITY BONUS

A density bonus is an increase in the number of housing units than are currently allowed under a specific zoning regulation in exchange for building more affordable housing units and helping the City meet its housing goals.

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

In 2015, San Francisco's Area Median Income for one person is \$71,380. See the [Mayor's Office of Housing and Community Development](#) for more information about who qualifies for affordable housing.


CONTACT

To learn more visit: www.sf-planning.org/AHBP or e-mail us at: CPC.AHBP@sfgov.org

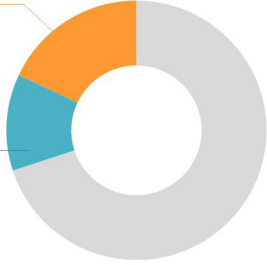
AFFORDABLE HOUSING BONUS PROGRAM



THE PROPOSED AHBP INCLUDES TWO OPTIONS:
THE LOCAL PROGRAM AND THE STATE PROGRAM.



LOCAL PROGRAM, ACHIEVING LOCAL GOALS
30% AFFORDABLE AND MIDDLE-INCOME




INCENTIVES:

- UP TO 2 STORIES ABOVE EXISTING HEIGHT LIMITS
- INCREASED DENSITY BASED ON:

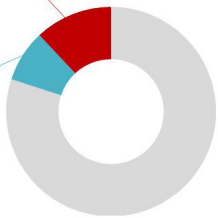
Height and Bulk Controls
40% two-bedroom requirement
Design Principles

THIS PROGRAM DOES NOT HAVE A MINIMUM UNIT THRESHOLD

30% TOTAL AFFORDABLE HOUSING UNITS ON-SITE



STATE PROGRAM, REQUIRED BY STATE LAW
GRADUATED DENSITY AND AFFORDABILITY



INCENTIVES:

- UP TO 2 STORIES ABOVE EXISTING HEIGHT LIMITS
- DENSITY BONUS GRANTED ON A GRADUATED SCALE :

Percent of affordable Units
Income Levels served by Affordable Units
7-35% Density Bonus

THIS PROGRAM HAS A 5 UNIT MINIMUM THRESHOLD

13 TO 20% TOTAL AFFORDABLE HOUSING UNITS ON-SITE

BACKGROUND

In 1979, the State of California adopted the State Density Bonus Law, which requires all cities and counties to offer a density bonus and other incentives to housing developments that include a percentage of units available to very low (five percent), low (ten percent), or moderate-income (ten percent) households.

The AHBP was developed to go above and beyond the State law affordability requirements. The proposed Affordable Housing Bonus Program implements the 2014 Housing Element, builds on the City's Inclusionary Housing Ordinance, and helps the City meet the housing goals mandated in Proposition K.

TIMELINE

WINTER 2014

- » Housing Working Group 2014

SUMMER 2015

- » Residential Density Bonus Study
- » Financial Analysis of the Program
- » Meetings with stakeholders

FALL 2015

- » Meetings with stakeholders
- » Planning Commission informational meeting
- » Open House
- » Webinar
- » Legislation introduction

WINTER 2015/2016

- » Planning Commission review
- » Land Use Committee review
- » Board of Supervisors review
- » Mayor signs legislation