

LEGISLATIVE DIGEST

[Planning Code - 100% Affordable Housing Density and Development Bonuses]

Ordinance amending the Planning Code to create the “Density Done Right; Development Without Displacement Program” to provide for development bonuses and zoning modifications for development projects that include 100% affordable housing; and amending the Planning Code to allow heights above the height limits specified in the Planning Code and the Zoning Maps; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Currently, the Planning Code places certain requirements or restrictions on the density and height of all development projects, and includes other requirements on development projects related to rear yard, dwelling unit exposure, off street loading, parking and open space. The Planning Code requires zoning map amendments for all projects that exceed the limits found in the San Francisco height maps.

Amendments to Current Law

This ordinance would allow projects that are affordable to very low, low or moderate income households who earn up to 100% of the neighborhood median income, as defined in the ordinance, certain density and development bonuses, including a 30 foot increase in height and density limited not by a ratio of units to square footage requirements, but only by form. Projects utilizing the program would need to obtain a conditional use authorization.

Background Information

This legislation would provide a further approval process option for the development of a 100% affordable housing project that require additional height, density, or other zoning modifications.