

REVISED LEGISLATIVE DIGEST

(7/12/2016, Amended in Board)

[Planning Code - 100% Affordable Housing Bonus Program]

Ordinance amending the Planning Code to create the 100 Percent Affordable Housing Bonus Program to provide for development bonuses and zoning modifications for 100 percent affordable housing projects; to establish the procedures in which the 100 Percent Affordable Housing Bonus Program projects shall be reviewed and approved; adding a fee for applications under the Program; and amending the Planning Code to exempt 100 Percent Affordable Housing Bonus Program projects from the height limits specified in the Planning Code and the Zoning Maps; and 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

The Planning Code allows increased density where project sponsors provide affordable housing through various mechanisms including through Special Use Districts, exceptions to the calculation of residential density, and the provision of additional Floor Area Ratio (FAR) in certain circumstances.

Amendments to Current Law

The 100% Affordable Housing Bonus Program implements a density and development bonus program for projects where all units are affordable to households earning less than 80% of the area median income. Projects under the program would not be subject to density limits set by ratio, but subject only to the constraints on density based on height, bulk, setbacks and other relevant Planning Code provisions. These 100% affordable projects would be eligible for a 30-foot increase in height, and modifications to the Planning Code related to parking, open space, rear yard, dwelling unit exposure, and loading. Projects would be allowed in all residential zoning districts, except for RH-1 and RH-2 zoning districts, on parcels that do not contain residential uses. Projects developed under the proposed legislation would be approved through a new authorization process, Planning Code Section 328, which would provide for a Planning Commission hearing and an appeal to the Board of Supervisors. The Planning Department, along with other City agencies, are required to prepare various reports to the Planning Commission and Board of Supervisors evaluating the Program.

Background Information

FILE NO. 160687

This proposed program is one of the tools put forward by the City to address its affordable housing goals. The 100% Affordable Housing Bonus Program is one of the density and development bonus programs set forth in the “Affordable Housing Bonus Programs” legislation.

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