

AFFORDABLE HOUSING BONUS PROGRAM

PROGRAM OVERVIEW — JUNE 2016

www.sf-planning.org/AHBP

Gil Kelley, Kearstin Dischinger, Menaka Mohan, & Paolo Ikezoe
San Francisco Planning Department

San Francisco
Planning

AGENDA

The State of Housing Affordability

Program Overview

- Mixed Income Housing
- 100% Affordable Housing

Further Refinements anticipated for:

- Mixed Income Program

Proposed Actions:

- General Plan Amendment
- 100% Affordable Housing Program

THE STATE OF HOUSING AFFORDABILITY

Some key facts:

- 43% of San Francisco households pay more than 30% of income on housing
- “Churn” of residents (in/out of City) is disproportionate v. income

Key drivers:

- Reversal of decades of sprawl /attractiveness of urban core of regions
- High incomes of new technology workers
- Under-production of housing v job creation in SF and Region
- Erosion of rent control protections (almost 1/2 of housing supply)
- Other deductions from rental stock (short-term rentals; absentee owners, etc.)

HIGH COSTS OF MARKET RATE HOUSING

AVERAGE RENT FOR A ONE-BEDROOM APARTMENT IN SF: \$3,490*

AVERAGE RENT FOR A TWO-BEDROOM APARTMENT IN SF: \$4,630*

One-person Household	Affordable Monthly Rent
Very-low income	\$900
Low-income	\$1,425
Moderate-income	\$2,125
Middle-income	\$2,500

Two-three person Household	Affordable Monthly Rent
Very-low income	\$1,000
Low-income	\$1,600
Moderate-income	\$2,400
Middle-income	\$2,800

*as of 1/6/16

AFFORDABLE HOUSING PROGRAMS

New Housing:

- Inclusionary requirements
- 100% Affordable Projects (tax credits)
- OCII (TIF supported; limited)
- (Arguably) increasing regional supply of market rate
- State density bonus

Existing Housing:

- Rent control (eroding affordability)
- Enhanced tenant protections
- Acquisitions (Community land trust model)

AFFORDABLE HOUSING PROGRAMS

Affordability Level	Existing Permanently Affordable Units	MOHCD/OCII Housing Pipeline (10 Years)	AHBP Affordable Units (20 Years)	Projected Total Affordable Units With MOHCD/OCII known pipeline and AHBP	
Very Low, Low and Moderate Income	36,259	7,187	2,000	45,446	86%
Low to Moderate 61%-120% AMI	3,286	959		4,245	8%
Middle Income	0	0	3,000	3,000	6%
Total	39,545	8,146	5,000	52,691	100%

^[1] Roughly 13,180 of these units will service households earning 30% of the AMI or below.

^[2] Most of the existing units for 120% AMI and below are affordable to households earning no more than 80% AMI.

PROPOSED GENERAL PLAN AMENDMENT

“To encourage greater levels of affordability on-site, the City may adopt affordable housing policies to permit heights that are several stories taller and building mass that is larger than described here.”

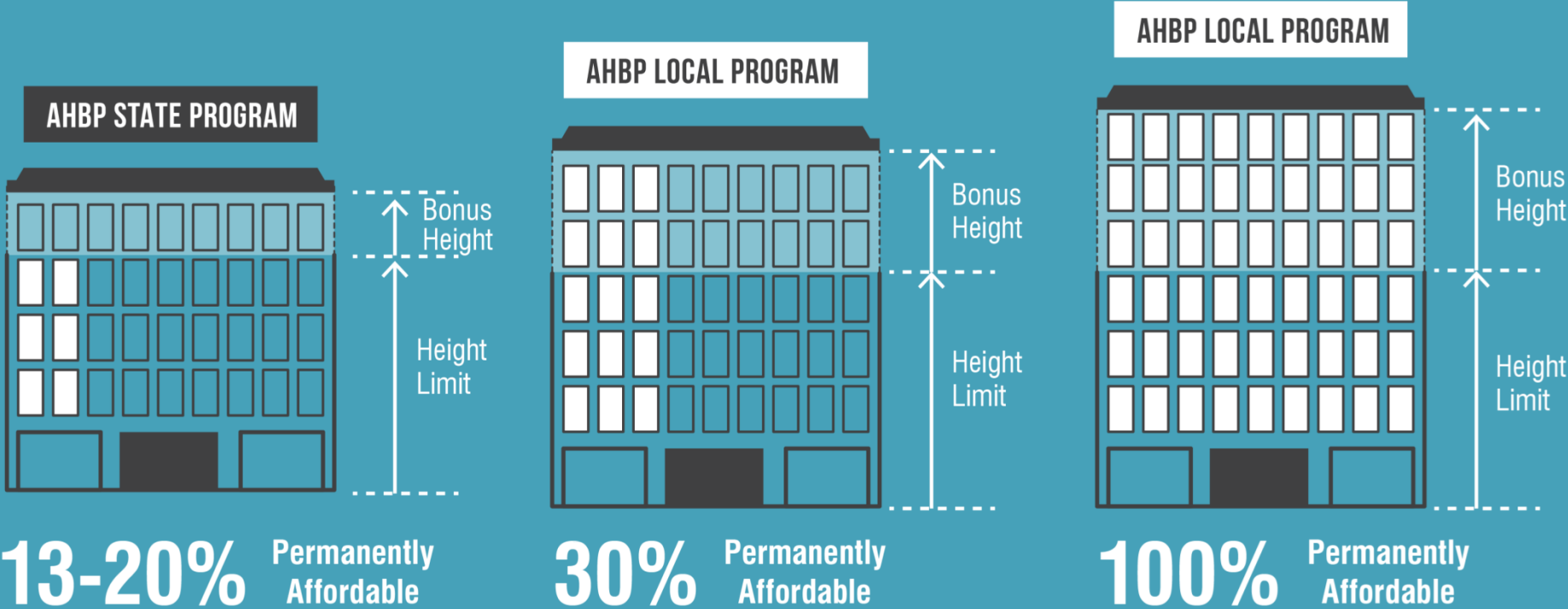
AHBP GOALS

- More housing
- More affordable housing units
 - Up to 5,000 additional units
- NEW Middle-income housing program
- NO public subsidies

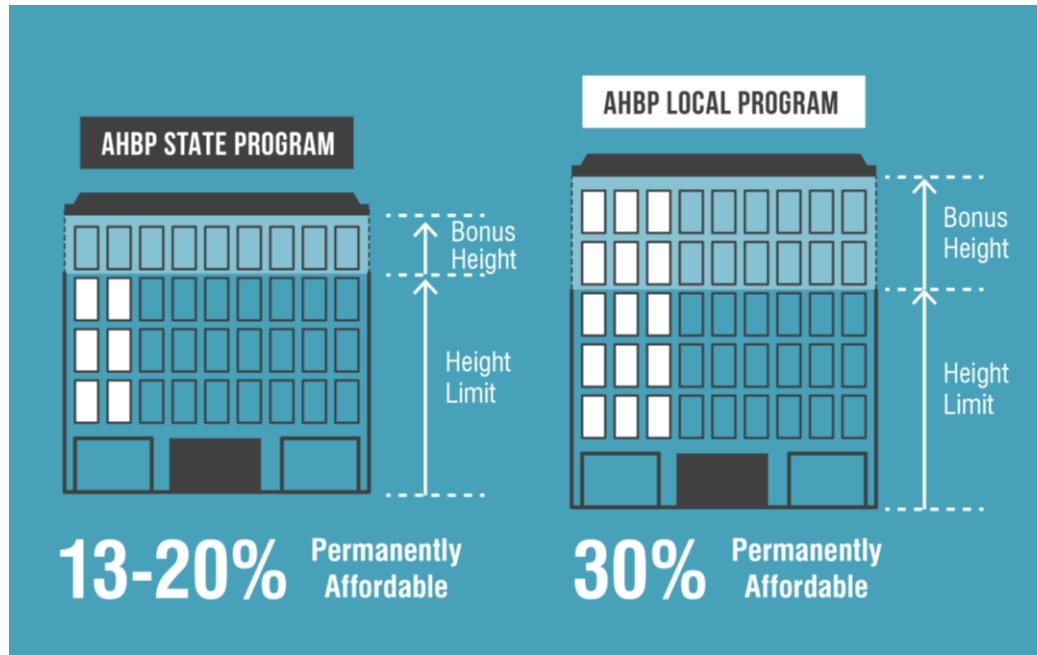
PROGRAM OVERVIEW



AHBP OPTIONS



MIXED INCOME PROGRAMS



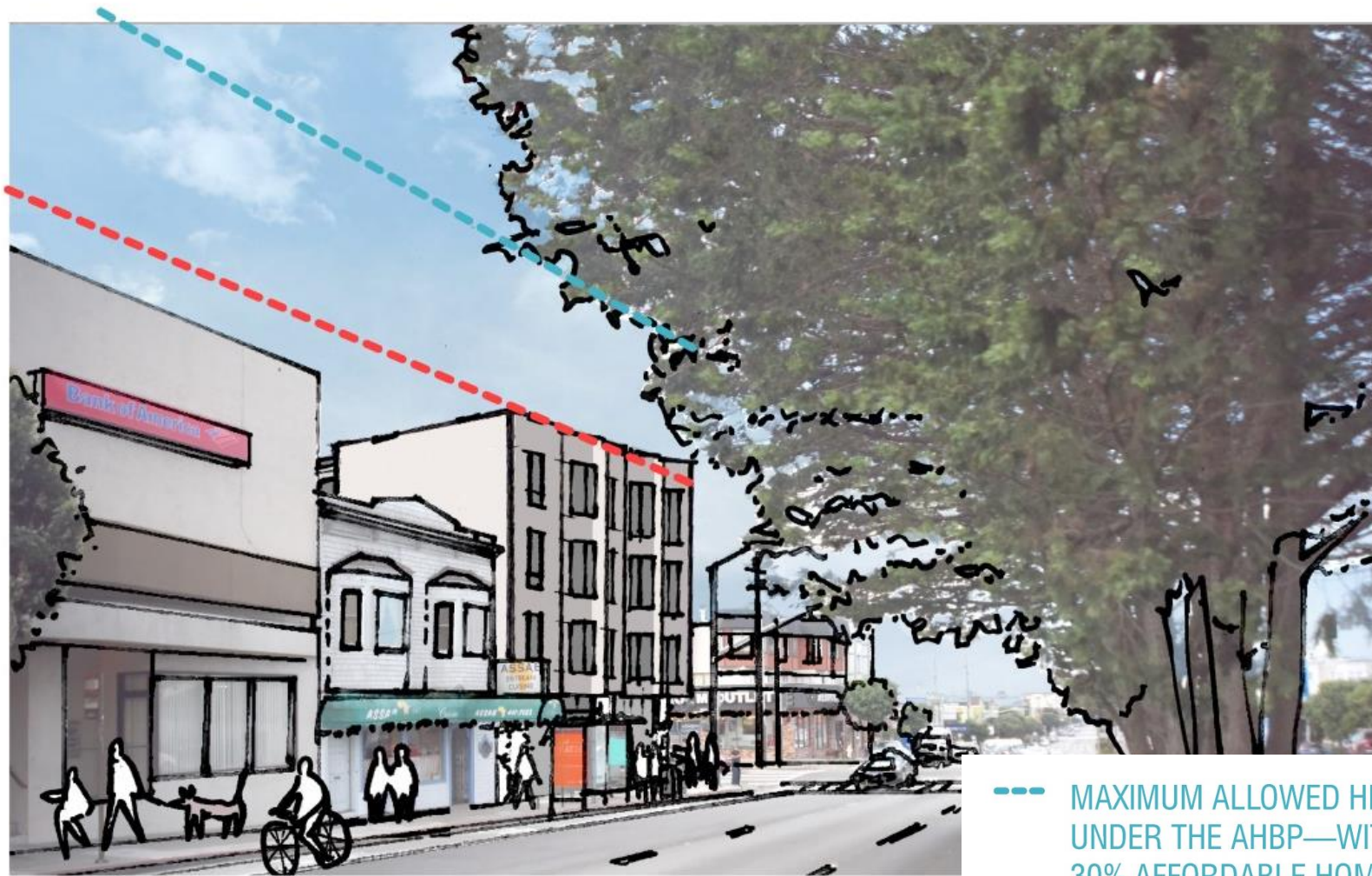
Will receive:

- Up to 2 extra stories
- Up to 35% increase in density

Will receive:

- 2 extra stories
- Form based density with 40% 2BR requirement

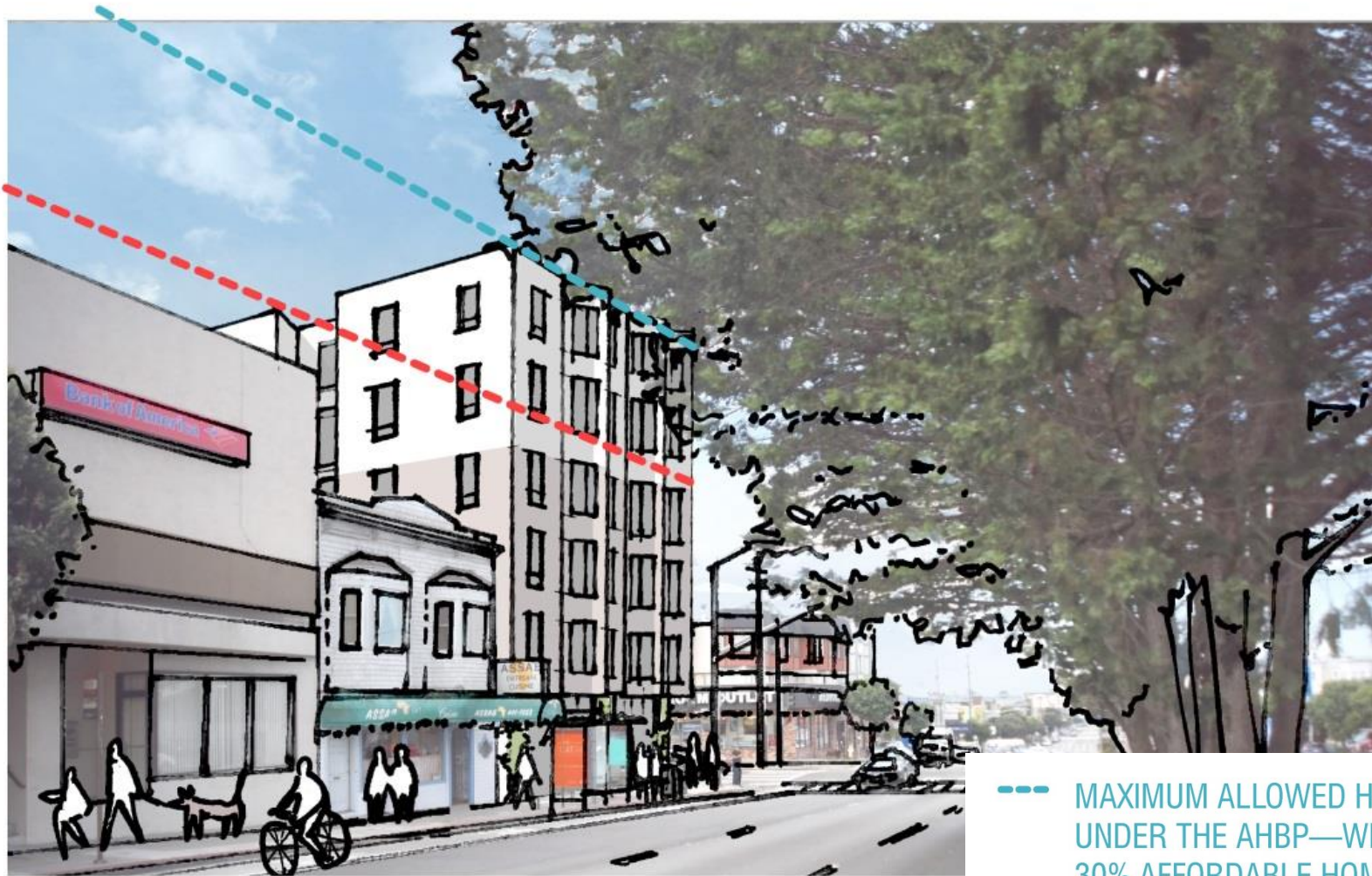
POSSIBLE UNDER CURRENT ZONING



Up to 8 homes in a 40' building are allowed under current zoning.

- MAXIMUM ALLOWED HEIGHT UNDER THE AHBP—WITH 30% AFFORDABLE HOMES
- CURRENT HEIGHT LIMIT

POSSIBLE UNDER AHBP



- MAXIMUM ALLOWED HEIGHT UNDER THE AHBP—WITH 30% AFFORDABLE HOMES
- CURRENT HEIGHT LIMIT

Under the AHBP, 13 homes could be built in a 65' building.

100% AFFORDABLE — SUBSIDIZED HOUSING



Will receive:

- **3 extra stories**
- **Form based density**

Not in RH-1 or RH-2.

COMMISSION RECOMMENDATIONS GENERAL PLAN AMENDMENTS

- **No Modifications**

COMMISSION RECOMMENDATIONS
100% AFFORDABLE
PROGRAM

- **No Modifications**

COMMISSION RECOMMENDATIONS

MIXED INCOME PROGRAM

- **Several Recommendations**

- Parcels with Residential Units or a Rent Control Unit **Not Eligible**
- Require a **Conditional Use Permit**
- Preserving Small Business and Neighborhood Commercial Corridors

REFINEMENTS PROPOSED TODAY

- Geography of Local Affordable Housing Bonus Program
- Establishing a small business relocation fee
- Neighborhood Specific AMI

**REFINEMENTS THAT BENEFIT
FROM COORDINATION
AND FURTHER STUDY**

PROPOSED MIXED INCOME PROGRAM

- Today's changing context
 - Pending Charter Amendment & Raising the Inclusionary Requirement
 - Pending Controller's Office study
 - Requests for Changes from
 - Board of Supervisors
 - Stakeholders + Community,
 - Commissions

PROPOSED ACTIONS

GENERAL PLAN AMENDMENT

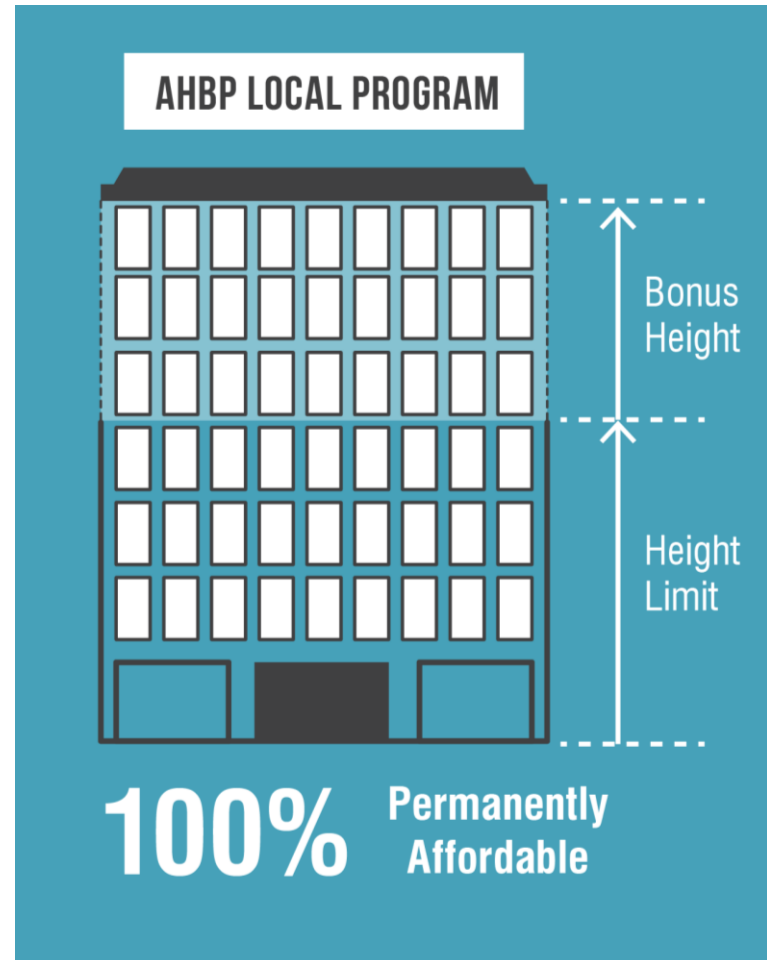
PROPOSED GENERAL PLAN AMENDMENT

“To encourage greater levels of affordability on-site, the City may adopt affordable housing policies to permit heights that are several stories taller and building mass that is larger than described here.”

**100% AFFORDABLE
HOUSING PROGRAM**

AHBP — 100% AFFORDABLE

- Projects with **100 percent affordable units** will receive:
 - Up to three stories above existing height regulations
 - Density regulated by form



MOHCD PRESENTATION

1296 SHOTWELL – 96 BMR UNITS FOR SENIORS



2070 FOLSOM – 134 BMR UNITS



THANK YOU!