

## LEGISLATIVE DIGEST

[General Plan Amendment - Affordable Housing Bonus Programs]

**Ordinance amending the General Plan to make conforming changes in association with legislation creating the Affordable Housing Bonus Program by amending the Housing Element, Urban Design Element, Van Ness Avenue Area Plan, Chinatown Area Plan, Downtown Area Plan, and Northeastern Waterfront Area Plan; making findings, including findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and affirming the Planning Department's determination under the California Environmental Quality Act.**

### Existing Law

The San Francisco General Plan consists of several parts, including a Housing Element, an Urban Design Element, and numerous area plans, which provide broad guidance on development in San Francisco, including the appropriate heights and massing of buildings.

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 certain percentage of units available to very low, low, or moderate-income households. The Planning Code encourages 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 Proposed Legislation amends the General Plan to make conforming changes in the Housing Element and the Urban Design Element, and several area plans, related to the proposed Affordable Housing Bonus Programs ("AHBP"), which can be found in Board of Supervisors file 150969. The AHBP consists of four separate programs to incentivize the construction of housing affordable to very low, low, moderate, and middle-income households by granting a range of development bonuses. The Proposed Legislation amends the General Plan to recognize that the City may adopt affordable housing policies that allow for greater heights and building massing than noted on the General Plan policies and maps.

The Proposed Legislation specifies that it would not go become operative unless the AHBP is adopted by the Board of Supervisors.

### Background Information

The AHBP, in separate legislation, is one of the tools put forward by the City to address its affordable housing goals. The local components of the AHBP were developed to go above and beyond the State Law affordability requirements. The proposed AHBP implements the

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2014 Housing Element, builds on the City's Inclusionary Housing Ordinance, and helps the City meet the housing goals mandated in Proposition K.

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