



# 100% AFFORDABLE HOUSING BONUS PROGRAM INFORMATIONAL PACKET

The 100 Percent Affordable Housing Bonus Program (100% AHBP) is San Francisco's local density bonus program for projects in which all of the residential units are affordable to Low and Very-Low Income Households. This program establishes a new approval process, which is described in Planning Code Section 328.

Planning Department staff is available to advise you in the preparation of this application. Call (415) 558-6377 for further information.

## WHAT IS THE 100% AFFORDABLE HOUSING BONUS PROGRAM (AHBP)?

The 100 Percent Affordable Housing Bonus Program (100% AHBP) is San Francisco's local density bonus program for projects in which all of the residential units are affordable to Low and Very-Low Income Households. This program establishes a new approval process, which is described in Planning Code Section 328, which also offers a set menu of concessions, incentives and waivers that project sponsors may choose from.

## WHAT ARE THE BENEFITS OF THE 100% AHBP?

### Development Bonuses:

- **Form Based Density** - permitted density is not limited by lot area (e.g. 1 unit per 600 sq ft) but rather by the physical requirements of the Planning Code, including height and bulk limits, setback and open space requirements, and other provisions applicable to the lot.
- **Additional three stories in height**, plus an additional five feet in height for projects that provide walk-up residential uses with raised stoops or ground floor ceiling heights of at least 14 feet for nonresidential uses.
- **Priority processing**
- **Fee deferral**

### Zoning Modifications:

- **Rear Yard** – the required rear yard may be reduced to no less than 20% of lot depth or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner, provided that each horizontal dimension is at least 15 feet and the open space is contiguous to existing mid-block open space.
- **Exposure** – dwelling unit exposure requirements may be satisfied with qualifying windows facing an unobstructed open area that is at least 25 feet in every horizontal dimension.
- **Parking** – up to a 100% reduction or required residential and commercial parking may be granted.
- **Loading** – off-street loading spaces under Section 152 would not be required.
- **Open Space** – up to a 10% reduction in common open space requirements if required by Section 135, but no less than 36 square feet of open space per unit.
- **Inner Courts as Open Space** – projects may instead provide an inner court that is at least 25 feet in every horizontal dimension, with no restriction on the heights of adjacent walls. All area within such an inner court shall qualify as common open space under Section 135.

## WHAT IS THE PROCESS FOR A 100% AHBP PROJECT?

Projects that are eligible for the 100% AHBP are reviewed and approved pursuant to Planning Code Section 328, which is a unique process for the 100% AHBP program. The Project requires Planning Commission review and approval, and there is no opportunity for a Request for Discretionary Review. 100% AHBP Projects may be appealed to the Board of Supervisors within 30 days of approval. The Projects also may require a Preliminary Project Assessment and an Environmental Evaluation Application. The Project will be reviewed for compliance with the Affordable Housing Density Bonus Design Guidelines.

## IS MY PROJECT ELIGIBLE FOR THE 100% AHBP?

### Eligibility - Project Features:

- Provide three or more residential units (not including group housing);
- Includes, at the ground floor, neighborhood-serving uses, including but not limited to general and specialty grocery, health service, institutional, and public facilities;
- Meets definition of 100% Affordable Housing Project, pursuant to Planning Code Section 206.2;
- Does not demolish any residential units;
- Is not seeking or receiving any additional state or local development bonuses;
- Includes at least 135% of the base density as calculated in Planning Code Section 206.5;
- Does not demolish any residential units;
- Is not seeking or receiving any additional state or local development bonuses; and
- Does not:
  - (1) cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14, Section 15064.5;
  - (2) create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas; or
  - (3) alter wind in a manner that substantially affects public areas.

### Eligibility - Project Location:

- The Project is not located in the RH-1, RH-1(D), or RH-2 Zoning Districts, or the Northeastern Waterfront Area Plan south of the centerline of Broadway.

**Español:** Para información en Español llamar al 415-575-9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：中文詢問請電415-575-9010。請注意，規劃部門需要至少一個工作日來回應。

**Tagalog:** Para sa impormasyon sa Tagalog tumawag sa 15-575-9121. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



## San Francisco Planning

**FOR MORE INFORMATION:**

Call or visit the San Francisco  
Planning Department

**Central Reception**

1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**

1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*