



# 100% AFFORDABLE HOUSING BONUS PROGRAM

## INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

**ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.**

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 315.1.

For questions, call 415.558.6377, email [pic@sfgov.org](mailto:pic@sfgov.org), or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### 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 315.1, 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

#### 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.
- The project may seek modifications from other Code requirements that could otherwise be modified as a Planned Unit Development irrespective of the Zoning District in which the property is located.

## **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 315.1. The Planning Director may administratively authorize, disapprove, or approve the project subject to conditions, 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; 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.

## **Fees**

There is no separate application fee for the 100% AHBP. Other application fees may apply, including fees for Planning review of required building permits. Please refer to the [Planning Department Fee Schedule](#) or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



# 100% AFFORDABLE HOUSING DENSITY BONUS PROGRAM

## SUPPLEMENTAL APPLICATION

### Property Information

Project Address:

Block/Lot(s):

### Zoning Modifications

100% Affordable Housing Bonus Projects are eligible for any or all of the following zoning modifications. Select the modifications that the project seeks below.

#### Rear yard

The required rear yard per Section 134 or any applicable special use district may be reduced to no less than 20% of the lot depth, or 15 feet, whichever is greater. Corner properties may provide 20% of the lot area at the interior corner of the property to meet the minimum rear yard requirement, provided that each horizontal dimension of the open area is a minimum of 15 feet and that the open area is wholly or partially contiguous to the existing mid-block open space, if any, formed by the rear yards of adjacent properties.

#### Dwelling Unit Exposure

The dwelling unit exposure requirements of Section 140(a)(2) may be satisfied through qualifying windows facing an unobstructed open area that is no less than 15 feet in every horizontal dimension, and such open area is not required to expand in every horizontal dimension at each subsequent floor.

#### Off-Street Loading

Off-street loading spaces per Section 152 shall not be required.

#### Inner Courts as Open Space

100 Percent Affordable Housing Bonus 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.

#### Open Space

Common open space provided per Section 135 or any applicable special use district may be reduced up to 10%.

#### Automobile Parking

Residential and commercial parking requirements per Section 151 or any applicable special use district may be reduced by up to 100%.

### Development Bonuses

Is the project seeking any of the following bonuses? If so, select below.

#### Form Based Density

Up to 30 additional feet above the height allowed in the project's height district. This additional height may only be used to provide up to three additional 10-foot stories to the project, or one additional story of no more than 10 feet in height.

#### Priority Processing

An additional five feet in height for projects that provide walk-up residential uses or 14 foot ground floor ceiling heights for non-residential uses.

## Exceptions

Pursuant to Planning Code Section 315.1, the Planning Director may grant minor exceptions in addition to the development bonuses granted to the project in Section 206.4(c) to allow building mass to shift to appropriately respond to the surrounding context. Indicate if the project seeks any additional Planning Code exceptions, and describe below how granting the exception would allow the proposed building mass to appropriately respond to the surrounding context.

Exception from residential usable open space requirements per Section 135, or any applicable special use district.

Exception from dwelling unit exposure requirements of Section 140, or any applicable special use district.

Exception from satisfaction of loading requirements per Section 152.1, or any applicable special use district.

Exception from satisfaction of accessory parking requirements per Section 151, or any applicable special use district.

Exception for rear yards, pursuant to the requirements of Section 134, or any applicable special use district.

Exception from active ground floor use requirements under 145.1(c)(3).

Modification of other Code requirements that could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located. (Please describe below)

# URBAN DESIGN FINDINGS FOR 100% AFFORDABLE HOUSING BONUS PROGRAM

Pursuant to Planning Code Section 315.1, the Planning Director has discretion to make minor modifications to the building to ensure the project meets the Affordable Housing Bonus Program (AHBP) Design Guidelines.

- 1.** Describe how the bulk and massing of the building is consistent with the Affordable Housing Bonus Program Design Guidelines.
- 2.** Describe how building design elements including, but not limited to architectural treatments, facade design, and building materials are consistent with the Affordable Housing Bonus Program Design Guidelines and any other applicable design guidelines.
- 3.** Describe how the design of lower floors, including building setback areas, commercial space, townhomes, entries, utilities, and parking and loading access is consistent with the Affordable Housing Bonus Program Design Guidelines and any other applicable design guidelines.
- 4.** Describe how required streetscape and other public improvements such as tree planting, street furniture, and lighting are consistent with the Better Streets Plan, and any other applicable design guidelines.

## ADDITIONAL FINDINGS FOR 100% AFFORDABLE HOUSING BONUS PROGRAM

Pursuant to Planning Code Section 315.1, the Planning Director will consider the following findings for the project site.

1. Will the use as proposed comply with the applicable provisions of this Code and is it consistent with the General Plan?

Yes      No

If yes, please describe:

2. Will the use as proposed provide development that is in conformity with the stated purpose of the applicable Use District?

Yes      No

If yes, please describe below:

3. Will the use as proposed contribute to the City's affordable housing goals as stated in the General Plan?

Yes      No

If yes, please describe:

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Relationship to Project  
(i.e. Owner, Architect, etc.)

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_