



HOME-SF

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 HOME-SF program is San Francisco's local density bonus program.

For questions, call 415.558.6377, email 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 HOME-SF?

The HOME-SF program is San Francisco's local density bonus program. HOME-SF requires that 30% of the residential units be affordable, offers project sponsors priority processing, relief from density controls, and two extra stories of height. This program also offers a set menu of concessions, incentives and waivers project sponsors may choose from. The HOME-SF Program includes a number of location and project-specific eligibility criteria, outlined below, and is not currently available in zoning districts with no density limits.

WHAT ARE THE BENEFITS OF HOME-SF?

Priority processing for HOME-SF projects.

Development Bonuses:

- Form Based Density
- Additional two stories in height, plus an additional five feet in height for projects that provide walk-up residential uses or 14 foot ground floor ceiling heights for nonresidential uses

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 midblock open space.
- Exposure – dwelling unit exposure requirements may be satisfied through qualifying windows facing an unobstructed open area that is no less than 25 feet in every horizontal dimension.
- Parking – up to a 50% reduction of 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 5% reduction in required common open space is allowed
- Additional Open Space – an additional 5% reduction in open space is allowed in addition to the reduction above.

IS MY PROJECT ELIGIBLE FOR HOME-SF?

Eligibility - Project Features:

- The project consists of new construction and does not propose additions to existing buildings;
- Provide three or more dwelling units (not including group housing or efficiency units)
- Provide at least 30% affordable units onsite
- Provide a dwelling unit mix that meets either of the following criteria:
 1. Includes 40% large units (2-bedroom or more), with at least 10% 3-bedroom units; or
 2. Includes 50% large units (2-bedroom or more) with some three bedroom units
- Includes active ground floor uses at the same square footages as any neighborhood commercial uses to be demolished or removed from the site
- 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
- Does not include a lot merger which results in a lot with more than 125 feet of frontage in NC Zoning Districts.
- Does not cause a substantial adverse change in the significance of an historic resource as defined by California Code of Regulations, Title 14, Section 15064.5, create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas; or alter wind in a manner that substantially affects public areas

Eligibility - Project Location:

- Must be located in a Zoning District that establishes a maximum dwelling unit density through a ratio of number of units to lot area;
- The project is not located in the RH-1 or RH-2 Zoning District, North of Market Residential Special Use District, or the Northeastern Waterfront Area Plan south of the centerline of Broadway.
- Not located on property under the jurisdiction of the Port of San Francisco
- If located north of Post Street and east of Van Ness Avenue, only the following sites are eligible:
 1. lots containing no existing buildings; or
 2. lots equal to or greater than 12,500 square feet where existing buildings are developed to less than 20% of the lot's principally permitted buildable gross floor area as determined by height limits, rear yard requirements and required setbacks.

Fees

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. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. 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.



HOME-SF

SUPPLEMENTAL APPLICATION

Property Information

Project Address: _____

Block/Lot(s): _____

Project Description:

Please list out the proposed number of units for the following:

(A) Proposed total number of units in project: _____

Affordable Units:

Affordability Level	HOME-SF Requirement	(B) Number of HOME-SF Units Proposed	% of Project (B / A)
55% AMI (Rental)	12%		
80% AMI (Rental)	9%		
110% AMI (Rental)	9%		
80% AMI (Owner)	12%		
105% AMI (Owner)	9%		
130% AMI (Owner)	9%		

Residential Tenure:

Please indicate if your project proposes rental or ownership units

Rental Units

Ownership Units

Family Friendly Amenities:

Please describe the family friendly amenities and features that your project would provide, which may include but are not limited to cargo bicycle parking, onsite stroller storage, or open space designed for the use of children.

Existing Commercial Uses:

Are there any existing commercial uses on the site? Yes No

If yes, please describe these businesses. Please also indicate if any of the businesses are legacy businesses or formula retail.

Zoning Modifications:

HOME-SF Projects are eligible for up to three zoning modifications. Please 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 midblock 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 25 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.

Automobile Parking

Up to a 75% reduction in the residential and commercial parking requirements in Section 151 or any applicable special use district.

Inner Courts as Open Space

In order for an inner court to qualify as useable common open space, Section 135(g)(2) requires it to be at least 20 feet in every horizontal dimension, and for the height of the walls and projections above the court on at least three sides (or 75% of the perimeter, whichever is greater) to be no higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court. HOME-SF 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

Up to a 5% reduction in common open space if provided under Section 135 or any applicable special use district.

Additional Open Space

Up to an additional 5% reduction in common open space if provided under Section 135 or any applicable special use district, beyond the 5% provided in the subsection above.

Development Bonuses

Is the project seeking either of the following height bonuses? If so, please describe below.

Up to 20 additional feet above the height authorized for the HOME-SF Project. This additional height may only be used to provide up to two additional 10-foot stories to the project, or one additional story of no more than 10 feet in height.

In addition to the permitted two stories of height, projects with active uses on the ground floor may receive up to a maximum of five additional feet in height above the height limit, in addition to the additional 20 feet described above. The additional five feet may only be applied at the ground floor to provide a 14-foot (floor to ceiling) ceiling height for nonresidential uses, and to allow walk-up dwelling units to be consistent with the Ground Floor Residential Design Guidelines.

Exceptions:

Pursuant to Planning Code Section 303, the Planning Commission may grant minor exceptions in addition to the development bonuses granted to the project in Section 206.3(d) to allow building mass to shift to appropriately respond to surrounding context. Please indicate if you are seeking any additional Planning Code exceptions, and describe 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 152.1, 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).

Where not specified elsewhere in this subsection (t)(2), 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.

URBAN DESIGN FINDINGS FOR HOME-SF PROGRAM

Pursuant to Planning Code Section 303, the Planning Commission has discretion to make minor modifications to the building to reduce the impact of mass/bulk.

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.

