



HOME-SF PROGRAM INFORMATIONAL PACKET

The HOME-SF program is one of San Francisco's local density bonus programs. Ordinance No. 116-17 establishes the program in Planning Code Section 206.3

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

WHAT IS HOME-SF?

The HOME-SF program is one of San Francisco's local density bonus programs. HOME-SF requires provision of 30% on-site affordable units and offers project sponsors priority processing, relief from certain density controls and two extra stories of height. This program also offers a set menu of concessions, incentives and waivers that project sponsors may choose from. The HOME-SF Program includes a number of location and project-specific eligibility criteria, outlined below. Notably, the program is currently only available in zoning districts with density limits. HOME-SF projects require submittal of this supplemental application in addition to submittal of a Conditional Use Authorization application.

WHAT ARE THE BENEFITS OF HOME-SF?

Process

- HOME-SF projects receive Priority Processing.

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 two 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.

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** – required off-street parking under Section 151 may be reduced by up to 50% for residential and commercial uses.
- **Loading** – off-street loading spaces under Section 152 may be waived.
- **Open Space** – up to a 5% reduction in required common open space may be granted
- **Additional Open Space** – an additional 5% reduction in open space may be granted in addition to the reduction above, for a total of 10% reduction in required open space.

IS MY PROJECT ELIGIBLE FOR HOME-SF?

Eligibility - Project Features:

- The project consists of new construction and does not propose additions to existing buildings;
- Provides three or more dwelling units (not including group housing or efficiency units);
- Provides at least 30% affordable units onsite;
- Delivers units appropriate for families under one of the two following options:
 1. At least 40% of the units in the building must have 2 or more bedrooms and at least 10% of the units must have 3 or more bedrooms (a hypothetical 100-unit building with thirty (30) 2-bedroom and ten (10) 3-bedroom units would satisfy this option); or
 2. At least 50% of the bedrooms in the building must be in units with more than one bedroom;
**Note that the first option is calculated solely as a percentage of large units within the development, whereas the second option is calculated by a percentage of bedrooms within large 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:
 - (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:

- Must be located in a zoning district that establishes a maximum dwelling unit density through a ratio of a number of units to lot area;
- Must not be located in the RH-1 or RH-2 zoning districts, North of Market Residential Special Use District, or within the Northeastern Waterfront Area Plan south of the centerline of Broadway;
- Must not be 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.

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

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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.*