



INDIVIDUALLY REQUESTED STATE DENSITY 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 Individually Requested State Density Bonus Program offers a path for developers requesting a density bonus pursuant to Section 65915 et. seq. of the California Government Code, or who do not qualify for bonuses under the HOME-SF or Analyzed State Density Bonus Programs. Please review Planning Director's Bulletin 6 for additional information on the Implementation of the State Density Bonus in San Francisco.

For questions, you can 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 THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS?

The Individually Requested Density Bonus program offers a path for developers requesting a density bonus pursuant to Section 65915 et seq. of the California Government Code, or for those that do not qualify for bonuses under the HOME-SF or Analyzed State Density Bonus Programs.

The Individually Requested State Density Bonus Program is available in all zoning districts that allow residential uses, except for RH-1 and RH-2 (unless located on a site or sites in those districts that permits the construction of 5 or more units). Please review [Planning Director Bulletin 6](#) for additional information on the implementation of the State Density Bonus in San Francisco.

WHAT DOES THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM OFFER?

- Up to 35% additional density, and
- Waivers, Concessions and Incentives as identified by the project sponsor.

Waivers are modifications of volumetric requirements that are regulated by the Planning Code. Project sponsors may seek any waivers necessary to physically accommodate increased density in the bonus project. Requested waivers may not exceed that which is necessary to accommodate the bonus.

Concessions and Incentives are reductions of site development standards or architectural design requirements which result in financially sufficient and actual cost reductions. Project sponsors may seek up to three concessions and incentives, depending on amount of affordable housing provided and the level of affordability of those units.

Waivers and concession incentives may not be used to waive applicable building code and life safety standards.

IS MY PROJECT ELIGIBLE FOR THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM?

- The project must consist of five or more dwelling units;
- The project replaces any existing rental unit that is subject to rent or price control, or is subject to a recorded covenant that restricts rent levels to affordable levels for very low or low income persons or families;
- The project must not be located in the RH-1 or RH-2 Zoning District, unless the Planning Code permits the construction of five or more units on a site or sites.

HOW DO I DETERMINE MY BASE PROJECT AND BONUS PROJECT?

1. Determine the Base Density.

In order to determine how much of a density bonus State Law will allow, the density allowed by current controls (“base density”) must first be calculated. The “base density” is the maximum allowable gross residential density. Residential density regulations in San Francisco vary by zoning district. In some districts residential density is regulated by a ratio of units to lot area, such as one unit per 600 square feet. In these districts, base density is the maximum number of units allowed by the Zoning District. Other districts use form-based density, where residential density is regulated by the permitted volume— either the maximum floor area ratio (FAR) or a maximum building volume controlled by height, bulk, and setback controls (“form-based zoning”). In areas with form-based zoning, the base density will be represented as the maximum residential gross floor area, and the project sponsor will be required to submit a base density study with their Project Application. A base density study is a set of schematic plans that include a code-compliant building massing, building section, and floor plans for the ground floor and any floors below grade that include residential uses.

2. Calculate Bonus Density.

The amount of density bonus that a project may seek is set forth in the State Law. The maximum density bonus is an additional 35% above the base density. The table below summarizes the amount of density bonus allowed based on the level of affordability. In areas where density is controlled as a ratio of units to lot area, the density bonus will be calculated as 135% of the base density represented as number of units allowed on the site. Any resulting remainder is rounded up to the next whole number. In areas with form-based density, the density bonus will be calculated as 135% of the residential gross floor area permitted in the “base” project. **Note: density bonuses from more than one income category cannot be combined. The requirements of the Inclusionary Housing Ordinance, specifically the required income tiers, may not be modified or combined, except that a project sponsor may provide units at 50% AMI instead of at 55% AMI for rental projects. Projects may not reduce the affordability levels required in Planning Code Section 415.6, nor may they combine two or three income tiers into one.**

Restricted Affordable Units or Category	Minimum Percentage of Restricted Affordable Units	Percentage of Density Bonus Granted	Additional Bonus for each 1% increase in restricted units	Percentage of Restricted Units Required for Maximum Bonus
Very Low Income (up to 50% AMI)	5%	20%	2.5%	11%
Low Income (51 - 80% AMI)	10%	20%	1.5%	20%
Moderate Income (81 - 120% AMI)	10%	5%	1%	40%
Senior Housing	100%	50%	-	-

HOW MANY CONCESSIONS OR INCENTIVES MAY BE OBTAINED FOR MY PROJECT?

Individually Requested State Density Bonus projects shall receive concessions or incentives in the amounts specified in the table below.

Target Group	Restricted Affordable Units		
Very Low Income	5%	10%	15%
Low Income	10%	20%	30%
Moderate Income	10%	20%	30%
Maximum Number of Incentives/Concessions	1	2	3

As part of the Project Application submittal, an applicant must provide detailed information on the requested waivers, incentives and concessions. The Department may request additional documentation on the requested waivers, incentives and concessions.

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.



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SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Project Details

In areas where the permitted density is established as a ratio of units to lot area, the base and bonus density are calculated as a number of units, and any fraction of units will be rounded to the highest number. In areas where density is controlled by the permitted building envelope, the base and bonus density is calculated as a bonus of additional residential floor area. Please list the proposed number of units or the amount of residential floor area for the following:

Total number of units principally permitted by the Zoning District at the subject property (if applicable): *or*

Total residential gross floor area allowed on the subject property, as determined by a code-compliant base density study:

Proposed number of restricted affordable units for Very Low Income Households (up to 50% AMI)

Proposed number of restricted affordable units for Low Income Households (51% - 80% AMI)

Proposed number of restricted affordable units for Moderate Income Households (81% - 120% AMI)

Total residential floor area in the bonus project:

Total number of units in proposed project:

Concessions and Incentives

Please list the concessions and incentives (up to three, see above) the project is seeking, and describe how each requested concession or incentive would result in cost reductions for the project. The Department may request additional documentation to verify that the requested concessions and incentives result in cost reduction for the project.

Waivers

Please list the waivers the project is seeking, and describe how each requested waiver would allow the proposed project to accommodate any additional permitted density.

Removal of rent-controlled units for the Individually Requested State Density Bonus Program

Does the project remove any residential units? Yes No

Have there been any residential uses removed from the property within the last five years? Yes No

Are any of the existing units on the property subject to the San Francisco Rent Stabilization and Arbitration Ordinance (Administrative Code Section 37)? Yes No

Are any of the existing units on the property occupied by households of low or very low income, consistent with the requirements of the California Government Code Section 65915(c)(3)? Yes No

If you have responded yes to any of the questions above, please provide additional information on the type and size of the existing unit(s), as well as the incomes of persons or families occupying the unit(s).

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.

Signature

Date

Name (Printed)

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

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____