



INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM INFORMATIONAL PACKET

The Individually Requested State Density Bonus offers a path for developers requesting a density bonus pursuant to the California Government Code Section 65915 et seq., who do not qualify for bonuses under the HOME-SF or Analyzed State Density Bonus Programs. The Individually Requested State Density Bonus Program is established in Planning Code Section 206.6.

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

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 who do not qualify for bonuses under the HOME-SF or Analyzed State Density Bonus Programs. This program requires sponsors to submit two sets of plans:

1. a fully code-compliant base project and
2. a bonus project – including details regarding any incentives, concessions or waivers requested.

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).

WHAT DOES THE INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM OFFER?

- Potential Maximum 35% Density Bonus
- 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; these would be limited as Concessions and Incentives (see below).

Concessions and Incentives are reductions of site development standards or architectural design requirements which exceed the minimum applicable building standards 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.

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

- The project must consists of five or more dwelling units;
- The project must replace any rent controlled units on the project site;
- 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 THE BONUS DENSITY MY PROJECT QUALIFIES FOR?

1. Determine the base project.

The base project must conform to all provisions of the Planning Code without exception, including the volume and density which is principally permitted by the Planning Code. The code-complying project must comply with the Inclusionary Housing Requirements pursuant to Planning Code Section 415.

2. Calculate Bonus Density.

Calculate the allowable density bonus based on the level and amount of affordable housing provided, which may be inclusive of the required inclusionary units per Planning Code Section 415. Please reference the table below to determine the amount of additional density allowed, up to a maximum of 35%. In calculating the bonus density, any fraction is rounded up to the next highest number.

Note: density bonuses from more than one income category cannot be combined.

Affordability level of Restricted Affordable Units provided on-site	Minimum percentage of Restricted Affordable Units	Percentage of density bonus granted for providing minimum percentage	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?

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

Affordability level of Restricted Affordable Units provided on-site	Percentage (of base project) of units provided on-site as Restricted Affordable Units		
Very Low Income (up to 50% AMI)	5%	10%	15%
Low Income (51 - 80% AMI)	10%	20%	30%
Moderate Income (81 - 120% AMI)	10%	20%	30%
Number of Incentives/Concessions	1	2	3

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.*