

SPUR

Ideas + Action for a Better City

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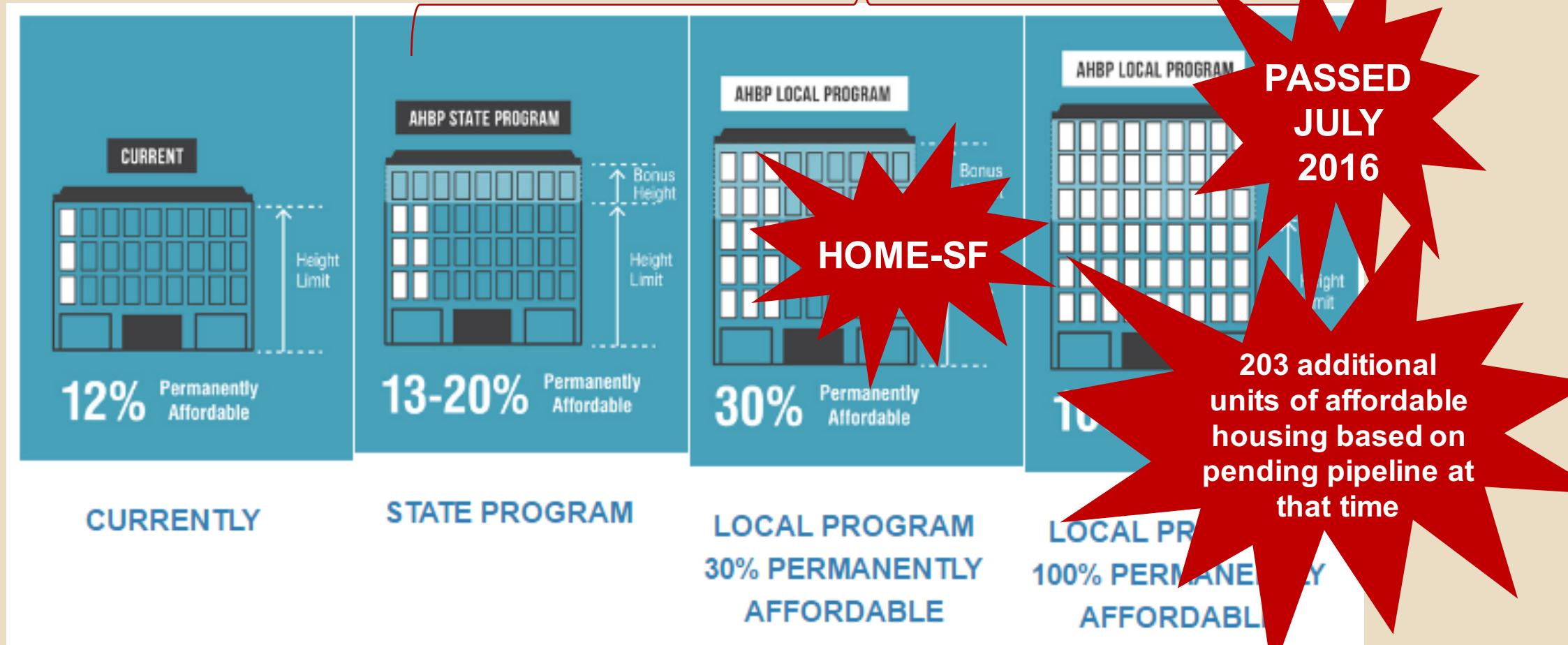
#HomeSF

HOME-SF

Supervisor
Katy Tang

OVERVIEW

AHBP



STATE LAW BACKDROP

- **State Density Bonus Law**

- Adopted in 1979
- Requires all cities and counties to offer a density bonus and other incentives to housing developments that include at least one of the following options:
 - 5% of total housing units available to very low-income households
 - 10% of total housing units available to low-income households
 - 10% of total housing units available to moderate-income households
 - A senior citizen or mobile home park that limits residency based on age requirements for older persons
- In addition to a density bonus, incentives could include changes in development design requirements such as building setbacks or provided parking.
- In 2013, a state court clarified that any residential development that provides affordable housing units on-site, including those provided to comply with local inclusionary programs, enable project sponsors to request a density bonus under the State Density Bonus Law.

WHY THE NEED FOR LOCAL DENSITY BONUS LAW?

- The State Density Bonus Law is not extensive enough to meet needs specific to San Francisco and does not incentivize middle-income housing. HOME-SF was developed to go above and beyond the State requirements by incentivizing and supporting permanently affordable **middle-income/workforce housing**, while protecting the character of San Francisco's neighborhoods.
- The State Density Bonus Law also included a requirement that all local jurisdictions enact a local density bonus law – to either enable state law or create a local program that goes above and beyond

OVERVIEW OF HOME-SF

- Applies to buildings with 3+ units (RH-1 & RH-2 excluded)
- 30% permanently affordable housing
- 40% of new units required to include 2+ bedrooms
- No displacement of existing residential tenants
- Encourages replacement of commercial space at like size
- Provides commercial tenant support, including early notification and observance of commercial relocation best practices

HOME-SF – INCOME LEVELS BREAK-DOWN

OWNERSHIP

- Units offered at 3 levels:
 - 90% AMI
 - 120% AMI
 - 140% AMI
- Eligibility levels:
80% AMI – 150% AMI (within 10% on each side)

RENTALS

- Units offered at 3 rent levels:
 - 55% AMI
 - 80% AMI
 - 110% AMI
- Eligibility levels:
45% AMI – 120% AMI (within 10% on each side)

NEXT STEPS

- HOME-SF currently pending in Land Use Committee
- Amendments to be introduced in Land Use Committee on March 13 (Monday @ 1:30pm – Board Chamber)
- HOME-SF to be heard in Land Use Committee in April (same time as Inclusionary Housing legislation)

HOME-SF

INCENTIVIZING AFFORDABLE HOMES IN FAMILY-FRIENDLY NEIGHBORHOODS ACROSS SF

PROGRAM OVERVIEW @ SPUR – MARCH 2017

www.sf-planning.org/HOME-SF

Kearstin Dischinger
San Francisco Planning Department

San Francisco
Planning

HOME-SF GOALS



HOUSING FOR ALL



MORE AFFORDABLE HOUSING

Middle Income Rental Units in San Francisco



22 Middle Income rental units available at 1400 Mission Street, San Francisco, CA 94103

MIDDLE-INCOME/WORKFORCE HOUSING

SF housing shortage leaves little room for families

By Heather Kofke, San Francisco Chronicle | January 17, 2017 | Updated January 17, 2017 5:00am



HOUSING FOR FAMILIES

WHO DOES HOME-SF SERVE?





HOME-SF EXPANDS ON INCLUSIONARY PROGRAM



INCLUSIONARY PROGRAM

HOME-SF

HOME-SF EXPANDS ON INCLUSIONARY PROGRAM

INCLUSIONARY PROGRAM	HOME-SF	ANNUAL INCOME, BY HOUSEHOLD SIZE		 1 PERSON	 4 PEOPLE
		VERY LOW-INCOME HOUSEHOLDS <i>Earn up to 50% of Area Median Income</i>		\$36,000	\$51,000
		LOW-INCOME HOUSEHOLDS <i>Earn up to 80% of Area Median Income</i>		\$57,000	\$82,000
		MODERATE-INCOME HOUSEHOLDS <i>Earn up to 120% of Area Median Income</i>		\$85,000	\$122,000
		MIDDLE INCOME HOUSEHOLDS <i>Earn up to 140% of Area Median Income</i>		\$100,000	\$143,000

AFFORDABLE HOUSING PROGRAMS

Affordability Level	Existing Permanently Affordable Units	MOHCD/OCII Housing Pipeline (10 Years)	HOME-SF Affordable Units (20 Years)	Projected Total Affordable Units With MOHCD/OCII known pipeline and HOME-SF	
Very Low, Low and Moderate Income	36,259	7,187	2,000	45,446	86%
Low to Moderate 61%-120% AMI	3,286	959		4,245	8%
Middle Income	0	0	3,000	3,000	6%
Total	39,545	8,146	5,000	52,691	100%

^[1] Roughly 13,180 of these units will service households earning 30% of the AMI or below.

^[2] Most of the existing units for 120% AMI and below are affordable to households earning no more than 80% AMI.

HOME-SF IS FAMILY-FRIENDLY

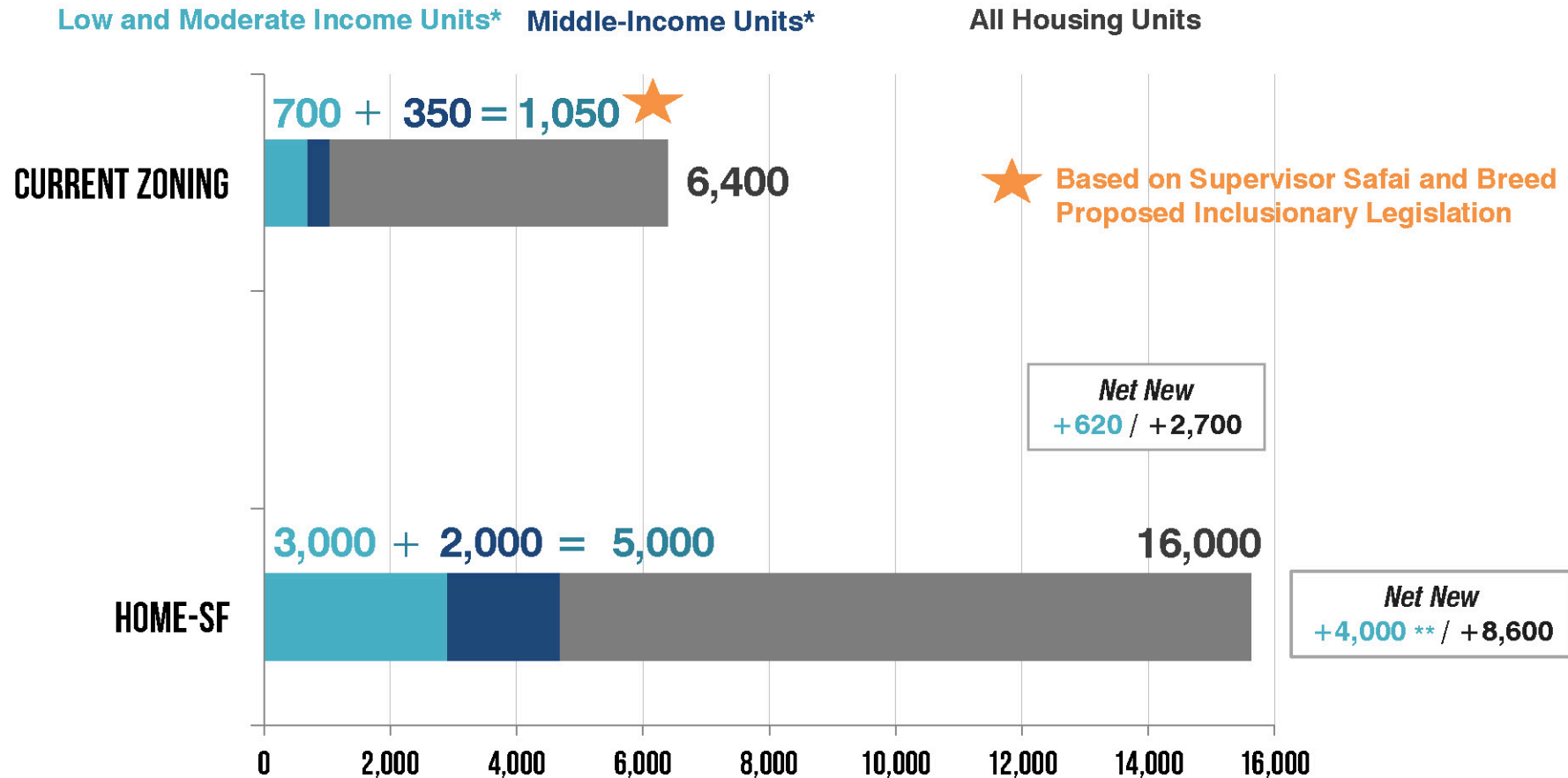


HOME-SF FAMILY FRIENDLY ELEMENTS

- Affordability
- Unit size – 40% of all new units will be 2 bedrooms
 - Incentive for project sponsors to build 3 bedroom units
- Encourage Family Friendly Amenities
- Location – in neighborhoods best suited for children
 - Access to parks, schools and transit
 - Far from air and noise pollution



PROJECTED MAXIMUM TOTAL NEW UNITS SOFT SITES IN PROGRAM AREA , 20 YEARS



Affordable Units – permanently affordable, deed restricted housing units built by market rate developers.

* Assumes all projects provide inclusionary units onsite. Does not include 100% affordable housing projects.

** Includes some middle income units for 120% or 140% AMI.

WHERE DOES HOME-SF APPLY?



IN NEIGHBORHOOD COMMERCIAL CORRIDORS



NEAR PARKS



NEAR FREQUENT TRANSIT



NEAR SCHOOLS

PLANNING DEPARTMENT HOUSING WORK



Stabilize

MAP 2020

Central Market/TL
Strategy

Small Sites

RAD Program



Create

HOME-SF

Inclusionary Update

Public Sites for
Housing

ADUs

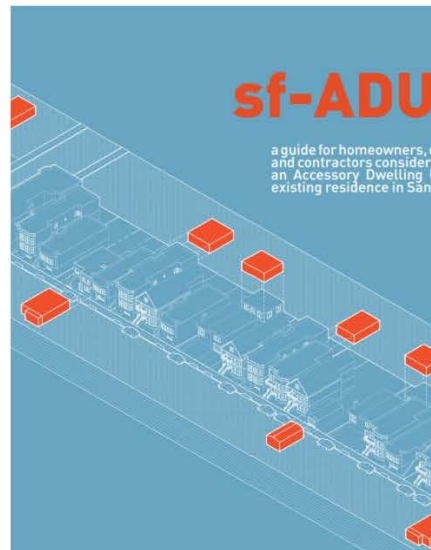


Understand

Existing Housing
Study

Affordable Housing
Strategy

Public Information
Campaign



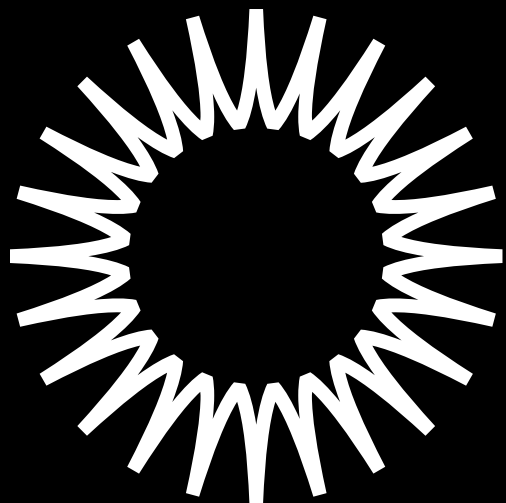
Adapt

Existing Housing
Study

Housing Toolkit

ADUs

THANK YOU!



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