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Ideas + Action for a Better City

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#HOME-SF

An aerial, grayscale photograph of the San Francisco city skyline, showing a dense collection of skyscrapers and buildings. A prominent red rectangular overlay is positioned in the lower center of the image, containing white text. The text reads "HOME SF" in a large, bold, sans-serif font, followed by "& State Density Bonuses" in a slightly smaller, bold, sans-serif font. Below this, the date "October 4, 2018" is written in a smaller, regular, sans-serif font. The background shows various architectural styles, including classical buildings with columns and modern high-rises. The sky is filled with scattered clouds.

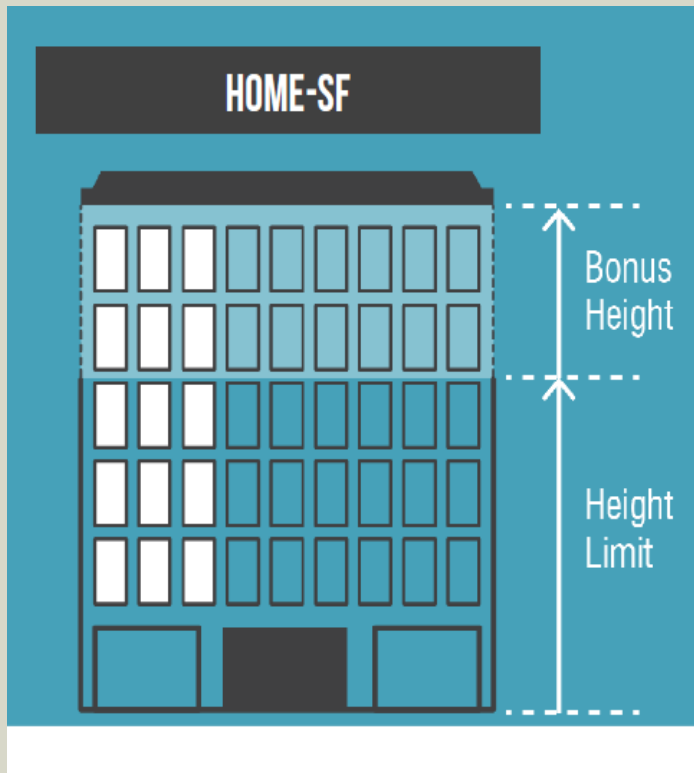
HOME SF & State Density Bonuses

October 4, 2018

DEVELOPMENT TOOLS



HOME SF



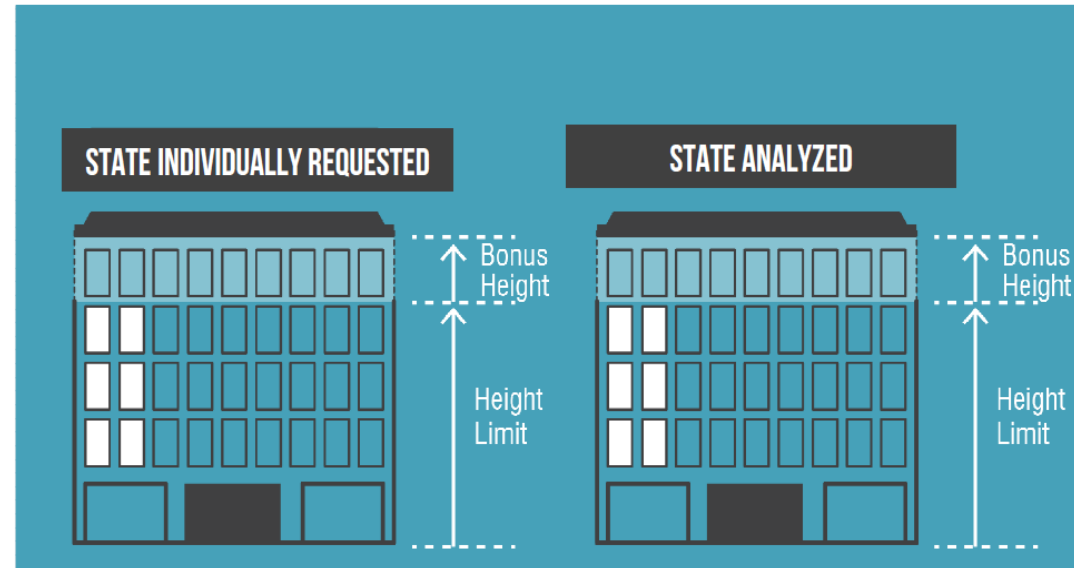
	Current HOME-SF program	HOME-SF 2.0 through 1/1/2020			
		Tier 1 ≤ 24 units	Tier 1 ≥ 25 units	Tier 2 ≥ 25 units	Tier 3 ≥ 25 units
On-Site BMR	30%	20%	23%	25%	30%
Ownership	12% @ 80% AMI 9% @ 105% AMI 9% @ 130% AMI	10% @ 80% AMI 5% @ 105% AMI 5% @ 130% AMI	10% @ 80% AMI 8% @ 105% AMI 5% @ 130% AMI	10% @ 80% AMI 8% @ 105% AMI 7% @ 130% AMI	10% @ 80% AMI 10% @ 105% AMI 10% @ 130% AMI
Rental	12% @ 55% AMI 9% @ 80% AMI 9% @ 110% AMI	10% @ 55% AMI 5% @ 80% AMI 5% @ 110% AMI	10% @ 55% AMI 8% @ 80% AMI 5% @ 110% AMI	10% @ 55% AMI 8% @ 80% AMI 7% @ 110% AMI	10% @ 55% AMI 10% @ 80% AMI 10% @ 110% AMI
Incentives	Form based density 5' ground floor bump Two additional stories 3 Zoning modifications	Form based density 5' ground floor bump Any of the 7 zoning modifications in Section 206.3 (4)	Form based density 5' ground floor bump Any of the 7 zoning modifications in Section 206.3 (4)	Form based density 5' ground floor bump One additional story Any of the 7 zoning modifications in Section 206.3 (4)	Form based density 5' ground floor bump Two additional stories Any of the 7 zoning modifications in Section 206.3 (4)
Process	Modified Conditional Use	Planning Commission Hearing: Approved within 180 days of CEQA completed Modified Conditional Use Authorization findings			
Appeal*	Board of Supervisors	Board of Appeals			

*Note all CEQA Appeals are considered by the Board of Supervisors

DEVELOPMENT TOOLS



State Density Bonus



- Mirrors state law
- Applies broadly (even in Area Plans)
- Limited local discretion
- Offers 35% maximum bonus, incentives and concessions, waivers

- Hybrid program
- Strict eligibility requirements
- Offers 35% maximum bonus
- Pre-determined menu of incentives, concessions and waivers

DENSITY BONUS SITES



Entitled, Under Review, and Proposed



- 6 HOME SF Projects
- 28 State Density Bonus Projects

HOME SF PROJECT



65 Ocean Avenue

STATE DENSITY PROJECT



350 Ocean Avenue



DENSITY BONUS SITES



Entitled, Under Review, and Proposed



- 6 HOME SF Projects
- 28 State Density Bonus Projects



PRESIDIO BAY
VENTURES

Home-SF

SPUR Discussion

October 4, 2018

| 1160 battery st, suite 250 san francisco.
ca 94111

PBV Overview



\$550mm Project Value

1,600,000+ sf

28 Projects

700 Residential Units

SF Bay Area Focus



2670 Geary Street Evolution



Current Lot



Original Proposal



Home-SF



Final SUD

65 Ocean Ave. Planning Discussion

	PUD	SEC. 207	SUD OPT. A	SUD OPT. B	HOME-SF
Height Limit	45'	45'	50'	60'	65'
BMR Rate	18%	20%	23%	25%	30%
Unit Count	105	125	170	183	196
BMR Count	19	25	39	46	59
Studios/1-BR	75 / 71%	74 / 59%	121 / 75%	138 / 75%	147 / 75%
2-BR	29 / 28%	50 / 40%	25 / 15%	27 / 15%	29 / 15%
3-BR	1 / 1%	1 / 1%	17 / 10%	18 / 10%	20 / 10%
Neighbor Support	Yes	Yes	Yes	No	No
Feasible	Yes	Yes	Yes	Yes	No

1. Original Proposal



Project Data	
Height Limit	40' Alemany & 40' Cayuga
BMR Rate	18%
Unit Count	125
BMR Count	25
Studios/1-BR	74 / 59%
2-BR	50 / 40%
3-BR	1 / 1%

2. Home-SF



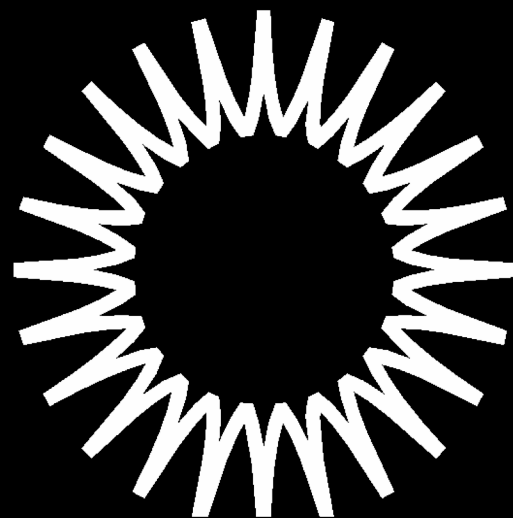
Project Data	
Height Limit	50' Alemany & 40' Cayuga
BMR Rate	25%
Unit Count	200
BMR Count	50
Studios/1-BR	140 / 70%
2-BR	40 / 20%
3-BR	20 / 10%

3. Final Proposal



Project Data	
Height Limit	50' Alemany & 40' Cayuga
BMR Rate	25%
Unit Count	192
BMR Count	48
Studios/1-BR	134 / 70%
2-BR	39 / 20%
3-BR	19 / 10%





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