



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

HOME-SF and Density Bonus Projects

Amended/Added Sections: 206, 328
Case Number: 2014-001503PCA
Board File/Enactment#: 180456/198-18
Sponsored by: Supervisors Tang, Safai
Effective Date: September 9, 2018

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The Ordinance amended sections 206 and 328 of the Planning Code to create a pilot tiered program for HOME-SF, allowing project sponsors three options for participating in the program until December 31, 2019. The ordinance also removes the requirement that HOME-SF projects seek a Conditional Use Authorization; going forward all HOME-SF projects will seek entitlement via Section 328, a "HOME-SF Project Authorization", which requires a Commission hearing within 180 days of receipt of a complete project application.

The Way It Was:

1. Projects seeking to use HOME-SF were required to provide a minimum of 30% on-site affordable units at the following AMI levels to qualify for the program:
 - a. 12% of units at 55% of AMI (rental) or 80% of AMI (owner)
 - b. 9% of units at 80% of AMI (rental) or 105% of AMI (owner)
 - c. 9% of units at 110% of AMI (rental) or 130% of AMI (owner)

Projects meeting this threshold (and complying with all other HOME-SF requirements) were allowed relief from density controls based on lot area and up to two stories of height above existing height limits.

2. HOME-SF projects were required to seek a Conditional Use Authorization pursuant to Section 303. Conditional Use Authorizations are appealable to the Board of Supervisors.
3. 100% Affordable Housing Bonus Program (Sec 206.4) projects were required to seek approval from the Planning Commission via Section 328, the 100% Affordable Housing Bonus Program Authorization. Decisions under Section 328 were appealable to the Board of Supervisors.

The Way It Would Be:

1. Projects seeking to use HOME-SF may choose from the following three options:
 - a. Tier 1 – Relief from density controls but no extra height
If project is 24 units or fewer - 20 % affordable

10% of units at 55% of AMI (rental) or 80% of AMI (owner)
5% of units at 80% of AMI (rental) or 105% of AMI (owner)
5% of units at 110% of AMI (rental) or 130% of AMI (owner)

If project is 25 units or more - 23 % affordable

10% of units at 55% of AMI (rental) or 80% of AMI (owner)
8% of units at 80% of AMI (rental) or 105% of AMI (owner)
5% of units at 110% of AMI (rental) or 130% of AMI (owner)
 - b. Tier 2 – Relief from density controls and one extra story of height – 25% affordable

10% of units at 55% of AMI (rental) or 80% of AMI (owner)
8% of units at 80% of AMI (rental) or 105% of AMI (owner)
7% of units at 110% of AMI (rental) or 130% of AMI (owner)
 - c. Tier 3 – Relief from density controls and two extra stories of height – 30% affordable

10% of units at 55% of AMI (rental) or 80% of AMI (owner)
10% of units at 80% of AMI (rental) or 105% of AMI (owner)
10% of units at 110% of AMI (rental) or 130% of AMI (owner)

Projects submitting Environmental Evaluation applications before December 31, 2019 are eligible to be considered for approval based on the above tiers. After that date, the tiers sunset and the affordability requirements for HOME-SF will return to the current structure.

2. HOME-SF projects will seek entitlement through the process provided for in Section 328 instead of Conditional Use (Section 303). Section 328, which previously established the process for the 100% Affordable Housing Bonus Program Project Authorization, is similar to a Large Project Authorization (Sec. 329). Section 328 requires approval by the Planning Commission at a public hearing and allows the Commission to grant certain modifications. The Planning Commission's decision is appealable to the Board of Appeals rather than the Board of Supervisors. Section 328 would require HOME-SF projects be approved, approved with conditions, or disapproved by the Planning Commission within 120 days of receipt of a complete HOME-SF application, unless the project

requires an EIR.

3. 100% Affordable Housing Bonus Program projects would receive administrative approval under Section 315.1. This entitlement would not require a Planning Commission hearing and would not be subject to Discretionary Review. ¹

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=6440743&GUID=60C06726-B22D-4DB1-BBEE-3DAD660E668F>

¹ Note that the specific amendments to Sections 315.1 and 328 proposed in this legislation are exactly the same as those proposed in the Mayor's Process Improvements Ordinance (Board File 180423) reviewed by the Planning Commission on June 7, 2018.