



# INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM

## INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

**ATTENTION: A Project Application or a Ministerial Program Application must be included with this Supplemental Application. See the [Project Application](#) or applicable Ministerial Program Application for instructions.**

For questions, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. 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628.652.7550。請注意, 規劃部門需要至少一個工作日來回應。

**Filipino:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. 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, Planning Code section 206.6 offers a path for developers to request a density bonus pursuant to Section 65915 et seq. of the California Government Code.

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?

- Additional density, and
- Waivers, Concessions and Incentives as identified by the project sponsor.

**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 five concessions and incentives, depending on the amount of affordable housing provided and the level of affordability of those units. Verification and documentation of these cost reductions and/or impacts on public health, safety, or historic property should include a site- specific analysis and may require a pro forma as a part of the application review. The Department may require an evaluation of the financial analysis by a qualified third-party consultant.

**Waivers** are modifications of volumetric requirements that are regulated by the Planning Code. Project sponsors may seek waivers necessary to physically accommodate increased density and any requested concession or incentive in the bonus project. Requested waivers may not exceed that which is necessary to accommodate the project with the request bonus and all requested incentives.

This information will be provided to the Planning Commission as part of the project application packet for review prior to any required public hearing.

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 residential units;
- Any existing rental units that are subject to rent or price control, or are subject to a recorded covenant that restricts rent levels to affordable levels for very low or low persons or families must be replaced; and
- The zoning district must permit at least five units on the site by right.

## HOW DO I DETERMINE MY BASE PROJECT AND BONUS PROJECT?

State law allows additional density above the maximum allowable gross residential density under current controls. The maximum allowable density for a project is called the “base density.” The Department will require a calculation of the base density to determine the allowable additional density and need for waivers for the final project, called the “bonus project.”

### 1. Determine the Base Density.

In order to determine how much of a density bonus State Law will allow, the department must calculate the maximum allowable gross residential density allowed by current controls (“base 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, the base density will be determined based on the maximum number of units principally permitted 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 form-based zoning districts, applicants must demonstrate that the base density can be achieved as a Code conforming project that requires no waivers, modifications, exceptions, or variances from the Planning Code, including any applicable design standards. Applicants shall submit a “base density study,” which is a set of Code-compliant schematic plans, which shall include elevations, a building section, and floor plans for all floors, including unit layouts and unit sizes. Architectural details such as material details, will not be required for a base density study.<sup>1</sup>

### 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 50% above the base density. The table included at the end of this informational packet summarizes the amount of density bonus allowed based on the level of affordability. The density bonus will be calculated as 150% of the base density represented as number of units allowed on the site. Any resulting remainder is rounded up to the next whole number. Note: density bonuses from more than one income category cannot be combined.

However, a project that receives a maximum density bonus by providing at least 15% of units at very low income (50% AMI), or 24% of the units at low income (80%AMI), or 44% of the units at moderate income (120%AMI), is eligible to receive an additional density bonus (calculated on the base density) by providing additional affordable units at the very low or moderate-income levels. A sponsor may provide up to an additional 10% of the number of units in the base project at very-low income levels, which would result in up to an additional 38.75% bonus. Alternatively, the sponsor may provide up to an additional 15% of the number of units at moderate income levels, which would result in up to an additional 50% bonus.

Projects that are eligible to receive an additional bonus under this section may be eligible for an additional incentive.

1. Projects that submitted a Preliminary Application pursuant to SB 330 prior to January 1, 2025 may use the previous methodology for calculating maximum residential density in form-based areas. For those projects, 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

## 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 Income Group	Percentage of Affordable Units Provided in the Base Project				
<b>Very Low Income</b>	5%	10%	15%	16%+	-
<b>Low Income</b>	10%	17%	24%	-	100%
<b>Moderate Income</b>	10%	20%	30%	45%+	-
<b>Maximum Number of Incentives/Concessions</b>	1	2	3	4	5

## DENSITY BONUSES FOR SPECIFIC HOUSING TYPES

State Law provides various options for projects that are constructing housing for specific populations. Some projects may be eligible to choose between the standard state density bonus described above and the programs below. For example, a 100% affordable project may seek up to 150% density by providing at least 15% of units at a very-low income level, or alternatively, may seek the density bonus that is specific to 100% affordable projects.

### 100% Affordable Projects

State Density Bonus Law provides a special program for 100% affordable housing projects that are within 1/2 mile of a major transit stop. Under this program, 100% affordable projects will receive form-based density, three additional stories in height (or 33 feet), up to four incentives or concessions, and unlimited waivers. Exclusive of a manager's unit or units, one hundred percent of the total units must, be for low or very-low income households, except that up to 20 percent of the total units in the development may be for moderate-income households.

### Student Housing

Student Housing projects are eligible for a 35% density bonus if at least 20% of the beds in the development are affordable to lower income students. For the purposes of calculating a density bonus, the term "unit" means one rental bed and its pro rata share of associated common facilities. Units will be subject to a recorded affordability restriction for 55 years. "Lower-income students" means household income and asset level that does not exceed the Cal Grant A or Cal Grant B levels as set forth in Education Code section 69432.7(k), and the development must provide priority for lower income students experiencing homelessness. Rent for lower-income students shall be calculated at 30% of 65% AMI for a single-room occupancy unit. The student housing development must be used exclusively for undergraduate, graduate or professional students enrolled full time at an institution accredited by WASC or ACCJC. Student housing projects are eligible for one incentive/concession.

### Senior Housing

Senior housing projects are eligible for a 20% density bonus. A Senior Citizen Housing Development is further defined in Sections 51.2 and 51.12 of the Civil Code. Mobile home parks that limit residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code are also eligible for a 20% density bonus.

### **Housing for Transitional Foster Youth, Disabled Veterans and Homeless Persons**

Projects that devote 10% of the units to Transitional Foster Youth as defined in Section 66025.9 of the Education Code, Disabled Veterans defined in Section 18541 of the Government Code, or Homeless Persons as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.) may qualify for a 20% density bonus. The units described shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low-income units.

### **REGULATORY AGREEMENT**

Projects that receive a density bonus, waiver, incentive or concession through the State Density Bonus Program shall enter into a regulatory agreement with the City to ensure compliance with the affordability restrictions. The regulatory agreement must be recorded at the Office of the Assessor-Recorder prior to the issuance of the First Construction Document for the project.

### **FEES**

There is no separate application fee for the Individually Requested State Density Bonus Program. Projects approved under the Individually Requested State Density Bonus shall comply with the Fee Schedule for Planning Department review covered under other entitlements. For example, if a project requires Conditional Use Authorization, then the project would pay the fee required for the review of a Conditional Use Authorization. If a project does not require a separate entitlement, then the Individually Requested State Density Bonus Application must be submitted with a Project Application or a Ministerial Streamlining Application. Please refer to the [Planning Department Fee Schedule](#) at [sfplanning.org](http://sfplanning.org). For questions related to the Fee Schedule, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.

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.

## DENSITY BONUS CALCULATIONS BASED ON AFFORDABILITY LEVEL AND PERCENTAGE

### Density Bonus for Providing Units for Lower Income Households (80% AMI)

A project sponsor may use on-site affordable units to satisfy both the Inclusionary Affordable Housing Program and qualify for a density bonus under State Law. The project sponsor may not reduce the lowest AMI tier that is required by the Inclusionary program, which is 80% AMI for ownership projects; therefore, this chart will generally be used for mixed-income **ownership projects**. Most rental projects will use the chart below titled Maximum Bonus for Very-Low Income Households.

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35
21	38.75
22	42.5
23	46.25
24	50

### Density Bonus for Very-Low Income Households (50% AMI)

A project sponsor may use on-site affordable units to satisfy both the Inclusionary Affordable Housing Program and qualify for a density bonus under State Law. Very-low income units provided to qualify for a density bonus under the State Law may be counted toward the low-income inclusionary tier for **rental projects**, which is 55% AMI, but may not be counted towards higher tiers. This chart will generally be used for rental projects. Most ownership projects will use the chart above titled Maximum Bonus for Lower Income Households.

Percentage Very Low Income	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

**Density Bonus for Moderate Income Households (120% AMI)**

Percentage of Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
41	38.75
42	42.5
43	46.25
44	50

**Additional Bonus for Very Low (50% AMI) or Moderate Income (120% AMI) Households**

If a project provides enough very low, low or moderate income units to qualify for the maximum density bonus above, the project may seek an additional density bonus by providing additional very low or moderate income units. The percentage required and the additional density are indicated in the charts below.

Percentage Very Low Income	Percentage Density Bonus
5	20
6	23.75
7	27.5
8	31.25
9	35

Percentage Moderate Income	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50



# INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROGRAM

## SUPPLEMENTAL APPLICATION

### Property Information

Project Address:

Block/Lot(s):

### Project Details

### Density Bonus

Zoning District:

Project Tenure:

Rental

Ownership

This project is a 100% Affordable Housing Project (if checked, leave Inclusionary rate blank)

This project is a Student Housing Project (if checked, leave Inclusionary rate blank)

On-site Inclusionary Rate: %

Low Income: % at 55% AMI (rental) or 80% AMI (ownership)

Moderate Income: % at 80% AMI (rental) or 105% AMI (ownership)

Middle Income: % at 110% AMI (rental) or 130% AMI (ownership)

Inclusionary Fee Rate: %

Maximum Allowable Residential Density (Base Density)<sup>2</sup>: units

Bonus Project Total Area<sup>2</sup>:

Total Units in Bonus Project:

The project is seeking the following density bonus:

This project is seeking a % density bonus by providing % of units at Very Low Income (50% AMI)

This project is seeking a % density bonus by providing % of units at Lower Income (80% AMI)

This project is seeking a % density bonus by providing % of units at Moderate Income (120% AMI)

This project is 100% affordable and seeking form-based density with three additional stories of height.

This project is seeking a 35% density bonus by providing 20% of units to Lower Income Students in a qualifying Student Housing Development.

This project is seeking a 20% density bonus by providing senior housing.

This project is seeking a 20% density bonus by providing 10% of units to transitional foster youth, disabled veterans, or homeless persons.

2. Projects with a Preliminary Housing Development Application (PPS) submittal date before January 1, 2025 may calculate the bonus in terms of gross floor area.



**Concessions and Incentives**

Please list the concessions and incentives (up to five, see above) the project is seeking, and describe how each requested concession or incentive would result in cost reductions 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) I understand other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

For Department Use Only  
Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_