



SUMMARY

# AFFORDABLE HOUSING BONUS PROGRAM

The Affordable Housing Bonus Program (AHBP) provides incentives for developers to include more affordable housing for very low, low, moderate, and middle-income households. Development bonuses, such as increased density, would be offered on a graduated scale based on the percentage of affordable units provided.

The AHBP was developed to go above and beyond the State law affordability requirements. The proposed Affordable Housing Bonus Program implements the 2014 Housing Element, builds on the City's Inclusionary Housing Ordinance, and helps the City meet the housing goals mandated in Proposition K.

## KEY TERMS

### AFFORDABLE HOUSING

Affordable housing is for very low, low, moderate, and middle-income households. Income levels are determined by the Area Median Income in San Francisco.

- » **Very-low income households:** \$39,250 annual income for one person and \$56,050 for a family of four.
- » **Low-income households:** \$57,100 annual income for one person and \$81,500 for a family of four.
- » **Moderate-income households\*:** Renters - \$64,200 annual income for one person and \$91,700 for a family of four. Owners - \$85,600 annual income for one person and \$122,300 for a family of four.
- » **Middle-income households\*:** Renters - \$85,600 annual income for one person and \$122,300 for a family of four. Owners - \$99,900 annual income for one person and \$142,650 for a family of four.

\*Moderate and middle income are defined differently for renters and owners.

### DENSITY BONUS

A density bonus is an increase in the number of housing units than are currently allowed under a specific zoning regulation in exchange for building more affordable housing units and helping the City meet its housing goals.

### AREA MEDIAN INCOME

- » **Area** = A particular geographical area, e.g., San Francisco
- » **Median** = Middle point: half of the households earn below the median while the other half earn above
- » **Income** = Total income of the entire household

In 2015, San Francisco's Area Median Income for one person is \$71,350 and for a family of four is \$101,900. See the [Mayor's Office of Housing and Community Development](#) for more information about who qualifies for affordable housing.

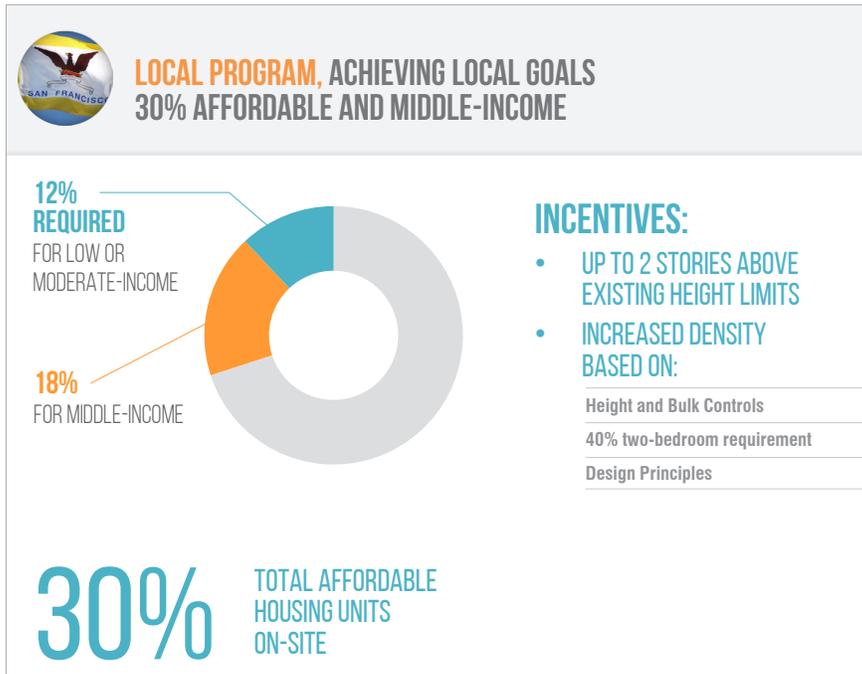
### CONTACT

To learn more visit: [www.sf-planning.org/AHBP](http://www.sf-planning.org/AHBP) or e-mail us at: [CPC.AHBP@sfgov.org](mailto:CPC.AHBP@sfgov.org)

# AFFORDABLE HOUSING BONUS PROGRAM



THE PROPOSED AHBP INCLUDES TWO OPTIONS:  
THE LOCAL PROGRAM AND THE STATE PROGRAM.



The proposed Affordable Housing Bonus Program goals are to:

- » Increase the numbers of on-site affordable units
- » Improve feasibility of underutilized sites
- » Increase availability of middle-income housing
- » Expedite entitlement of 100 percent affordable housing units

## TIMELINE

### WINTER 2014

- » Housing Working Group 2014

### SUMMER 2015

- » Residential Density Bonus Study
- » Financial Analysis of the Program
- » Meetings with stakeholders

### FALL 2015

- » Meetings with stakeholders
- » Planning Commission informational meeting
- » Open House
- » Webinar
- » Legislation introduction

### WINTER 2015/2016

- » Planning Commission review
- » Land Use Committee review
- » Board of Supervisors review
- » Mayor signs legislation

