
Dwelling Unit Density Exception in Residential Districts and Rent Control of Bonus Dwelling Units (file #211202)

Sponsor: Supervisor Gordon Mar

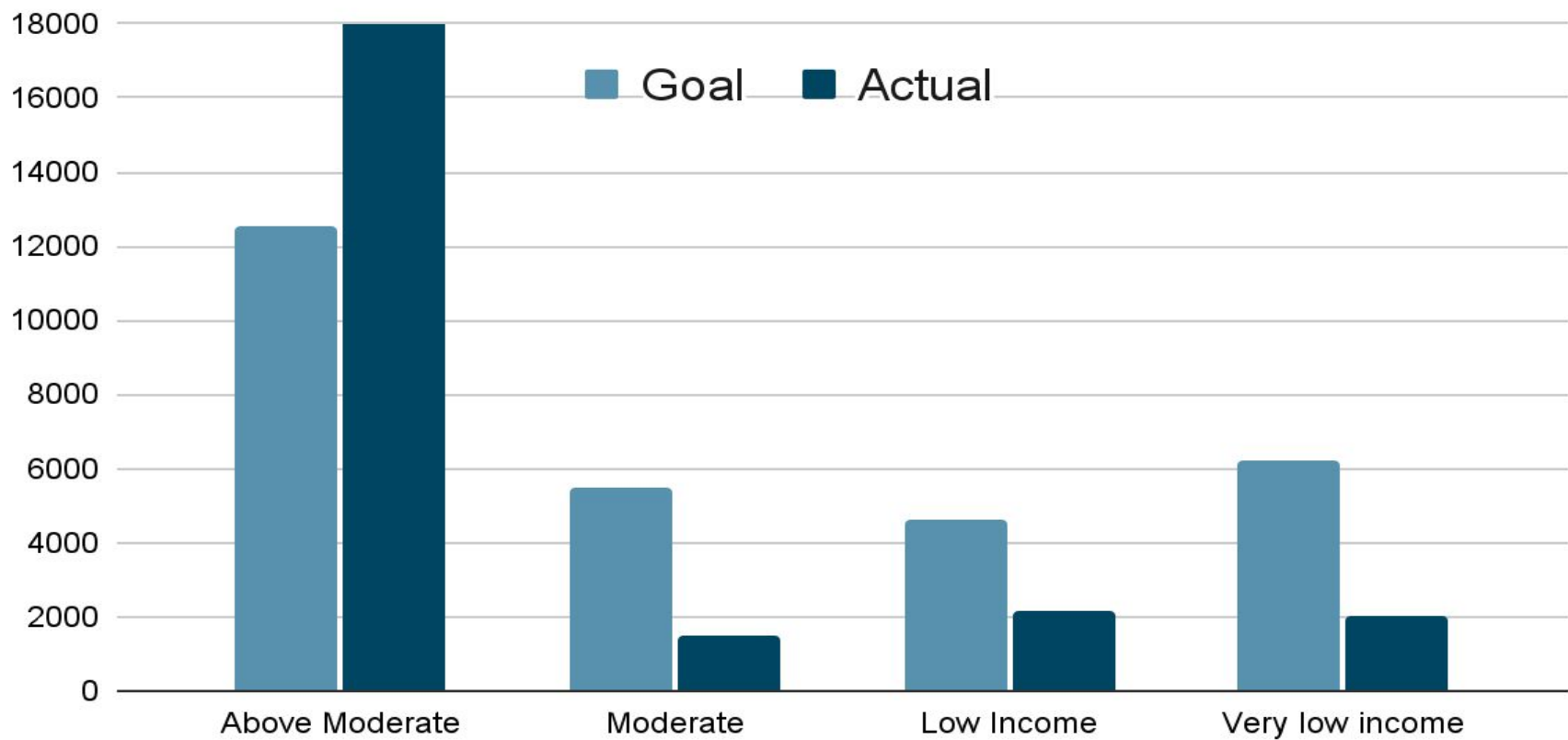
Li Lovett, legislative aide
Presentation at
SF Planning Commission 2/10/22

Framework: Bonus units with affordability

- Legislation version 2 reflects alignment with Senate Bill 10.
- In RH-1, RH-2 and RH-3 zoned districts, this legislation provides a density bonus to property owners by permitting up to four units per lot.
- The maximum sales price or rental rate for a Bonus Dwelling Unit would be pegged to 100% of area median income.

Goals: moderate income housing + incentives

- Goals
 - Build capacity for middle income housing, especially for families
 - Stabilize communities by providing tools and incentives to homeowners and affordable options for tenants.
- Companion piece is Supervisor Mar's Housing Development Incentive Program, file #211207
 - Resolution calls on the Planning Dept. to provide programs offering technical and financial assistance to property owners
 - Modeled on the ADU incentives pilot



Source: SF Planning Housing Inventory 2020

Small scale projects → SF housing goals

As part of meeting the City's RHNA goals, these small scale projects provide local communities with tools to add housing at the income levels where more units are needed.



****Questions****