



650 Divisadero



400 Divisadero



1355 Fulton

## Affordable Divis Community Plan

### 50% Affordable

Affordable Divis demands an increase in the on-site affordable housing requirement in exchange for the density bonus these projects received.

- 650 Divis went from 16 units to 66
- 400 Divis went from 55 units to 177
- 1355 Fulton went from 15 units to 75

For density bonus projects, the Divisadero Community Plan calls for 50% Affordable Housing for people making up to the area median income (100AMI). 25% for very low income, 12.5% for low income, and 12.5% for middle income. Below are the number of units that correspond with our Community Plan.

|  |   | 650 Divis | 400 Divis | 1355 Fulton |
|--|---|-----------|-----------|-------------|
| <b>Middle Income Household up to 100AMI</b>  | <b>Middle Income Max Rent allowed</b>   |           |           |             |
|  | \$82,900 1 person                       |           |           |             |
|  | \$94,700 2 people                       |           |           |             |
|  | \$106,550 3 people                      |           |           |             |
|  | \$118,400 4 people                      |           |           |             |
| <b>Low Income Household up to 80AMI</b>      | <b>Low Income Max Rent allowed</b>      |           |           |             |
|  | \$66,300 1 person                       |           |           |             |
|  | \$75,750 2 people                       |           |           |             |
|  | \$85,250 3 people                       |           |           |             |
|  | \$94,700 4 people                       |           |           |             |
| <b>Very Low Income Household up to 50AMI</b> | <b>Very Low Income Max Rent allowed</b> |           |           |             |
|  | \$41,450 1 person                       |           |           |             |
|  | \$47,350 2 people                       |           |           |             |
|  | \$53,300 3 people                       |           |           |             |
|  | \$59,200 4 people                       |           |           |             |
|  |   | 8         | 22        | 9           |
|  |   | 8         | 22        | 9           |
|  |   | 16        | 45        | 19          |
|  |   | 33        | 89        | 37          |





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## 18% Affordable - Citywide Requirement

The City currently requires 18% affordable, up to **110 AMI**

Below are the number of corresponding units.

|  | 650 Divis | 400 Divis  | 1355 Fulton |
|--|-----------|------------|-------------|
| <b>Middle Income Household up to 110AMI</b>                          |           |            |             |
| \$91,200 1 person  |           |            |             |
| \$104,150 2 people   |           |            |             |
| \$117,200 3 people   |           |            |             |
| \$130,250 4 people   |           |            |             |
| <b>Middle Income Max Rent allowed</b>                                |           |            |             |
| \$2,283 studio   |           |            |             |
| \$2,604 1BR  |           |            |             |
| \$2,930 2BR  |           |            |             |
| \$3,256 3BR  |           |            |             |
|  | <b>3</b>  | <b>7</b>   | <b>3</b>    |
| <b>Low Income Household up to 80AMI</b>                              |           |            |             |
| \$66,300 1 person  |           |            |             |
| \$75,750 2 people  |           |            |             |
| \$85,250 3 people  |           |            |             |
| \$94,700 4 people  |           |            |             |
| <b>Low Income Max Rent allowed</b>                                   |           |            |             |
| \$1,658 studio   |           |            |             |
| \$1,894 1BR  |           |            |             |
| \$2,131 2BR  |           |            |             |
| \$2,368 3BR  |           |            |             |
|  | <b>3</b>  | <b>7</b>   | <b>3</b>    |
| <b>Very Low Income Household up to 55AMI</b>                         |           |            |             |
| \$45,600 1 person  |           |            |             |
| \$52,100 2 people  |           |            |             |
| \$58,600 3 people  |           |            |             |
| \$65,100 4 people  |           |            |             |
| <b>Very Low Income Max Rent allowed</b>                              |           |            |             |
| \$1,140 studio   |           |            |             |
| \$1,303 1BR  |           |            |             |
| \$1,465 2BR  |           |            |             |
| \$1,628 3BR  |           |            |             |
|  | <b>6</b>  | <b>18</b>  | <b>8</b>    |
| <b>18% Citywide Requirement TOTAL</b>                                | <b>12</b> | <b>32</b>  | <b>14</b>   |
| <b>Grandfather Clause for projects that filed before 2016 Prop C</b> | <b>9</b>  | <b>N/A</b> | <b>N/A</b>  |
| <b>Divis Feasibility Study 23% and HOME SF Tier 1</b>                | <b>15</b> | <b>41</b>  | <b>17</b>   |
| <b>Divis Community Plan Very Low Income</b>                          | <b>16</b> | <b>45</b>  | <b>19</b>   |