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Citywide

HOME-SF

The HOME-SF program is San Francisco's local density bonus program. HOME-SF requires that 20 - 30% of the residential units be affordable, offers project sponsors priority processing, relief from density controls, and up to two extra stories of height. This program also offers a set menu of modifications project sponsors may choose from. The HOME-SF Program includes a number of location and project-

specific eligibility criteria, outlined below, and is not currently available in zoning districts with no density limits.

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How it Works

HOME-SF is an optional program for developers constructing mixed-income in certain areas of San Francisco. Under HOME-SF, 20 to 30 percent of the units in a new housing project must be affordable to low, middle and moderate-income families. To provide more family friendly housing, 40 percent of the total units in the building must be two bedrooms or larger (with an additional option of providing 50% of all bedrooms in the project in units with 2 or more bedrooms). In return, density bonuses and zoning modifications are provided, allowing project sponsors to accommodate additional affordable units.

In July 2018, the Board of Supervisors passed a pilot program creating the following tiers for HOME-SF:

**Zoning modifications
awarded**

**Additional height
awarded above existing
height limit**

**On-site
affordability
requirement**

Tier 1	Relief from density limit 7 predetermined zoning modifications	No additional height	20-23 %
Tier 2		1 story	25%
Tier 3		2 stories	30%

The Planning Department projects HOME-SF could result in up to 5,000 new affordable units over the next 20 years.

What is a Density Bonus?

A density bonus is an increase in the overall number of housing units that a developer may build on a site in exchange for including more affordable housing units in the project. Under HOME-SF, the maximum bonus for a project is an additional two stories and relief from density controls.

To be eligible for the HOME-SF program, each project:

- Must not demolish any residential units
- Will consist of new construction only and will not propose additions to existing buildings
- Must provide three or more dwelling units
- Must not demolish or significantly alter a historic resource
- Must not alter wind or create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas as determined by the Environmental Review Officer

HOME-SF is not applicable in the RH-1 or RH-2 Zoning Districts, and is restricted in a number of other areas. See the application and information packet for detailed eligibility criteria. If your project does not qualify for

HOME-SF, it may still qualify for the [State Analyzed or State Individually Requested Density Bonus Programs](#).

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