

# Mission 2015 Interim Controls



SAN FRANCISCO  
**PLANNING DEPARTMENT**

September 24, 2015



# Presentation Overview

- I. Interim Controls Revised Proposal
- II. Mission Action Plan (MAP) 2020 Update
- III. Next Steps

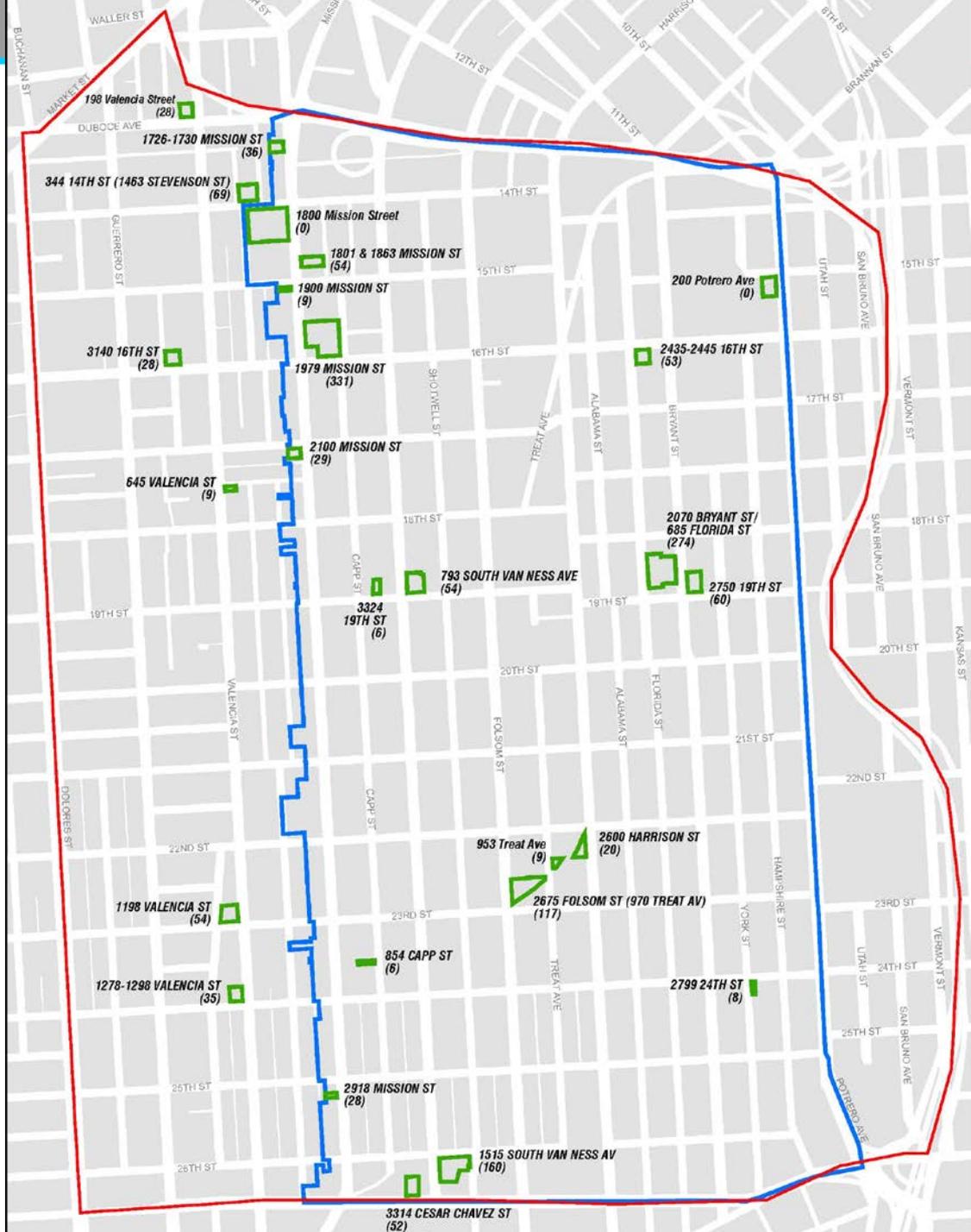
# Background – Why Interim Controls?

- Intent: Acknowledge the extent of affordable housing crisis in the Mission & the importance of addressing the problems.
  - Provide time to analyze affordable housing needs.
  - Assess sites for affordable housing production.
  - Stem the loss of income protected units.
  - Maintain PDR capacity in PDR lands and preserve vital community resources.
  - Make explicit the Commission's expectation for a dialogue about affordability & displacement concerns.



# Geography and pipeline projects

- Inside boundary: 19 projects and 1,319 units.
- Outside boundary: 6 projects and 223 units.
- Interim policy is the red boundary / entire neighborhood.



# New Updates to Proposal

- includes the full pipeline (no grandfathering).
- modified resolution to increase the length of controls to 9 months.
- revised to exempt projects that meet Prop K goals - at least 33% affordable for low to moderate income households.



# New Updates to Proposal

Conditional Use (CU) for:

- The loss of 1 or more rent controlled unit:
  - 1:1 replacement is now a consideration not requirement.
- Size threshold:
  - 25,000 GSF or more that involve net addition, change of use or remove certain uses.
  - Less than 25,000 GSF only if “displacing a tenant” or not providing an inclusionary unit but can do so based on lot size.
    - Specific definition for tenant displacement is added.



# New Updates to Proposal

- Required study:
  - Modified to require specific findings for residential production and displacement:
    - **Demographic Changes.** Discuss the socio-economic characteristics of the neighborhood and evaluate how the proposed project would affect existing and future residents, businesses and community-serving providers of the area.
    - **Economic Pressure.** Discuss the provision of additional housing supply provided by the project and evaluate how that may affect affordability of newly vacant units housing (indirect displacement) and the rate of evictions (direct displacement) within the neighborhood.
    - **Total Housing Production.** Discuss i) the maximum allowable dwelling unit density the site could accommodate and ii) the density of the proposed project, then iii) evaluate how effectively the proposed project would house future residents.



# New Updates to Proposal

- Continued:
  - **Affordable Housing Production.** Discuss whether i) the proposed site would be suitable for 100% affordable housing production (including disclosing if the site was identified in the San Francisco Board Budget and Legislative Analyst's May 29, 2015 Report) and ii) whether utilizing the State Density Bonus Law, Government Code Section 65915 or other applicable affordable housing incentive program would incentivize additional affordable units.
  - **Housing Preservation.** Discuss existing housing on the project site in terms of occupancy types, relative affordability, adaptability, rent-control and other features and disclose whether similar tenant-friendly features will be provided by the proposed project.



# New Updates to Proposal

- Required study:
  - When demolition or change of use of certain assembly, recreation, arts and entertainment or institutional uses:
    - **Relocation:** Discuss the existing or last-known residential or commercial tenants and disclose whether relocation benefits have been or will be provided according to the standards of the Uniform Relocation Act.



# New Updates to Proposal

- Required study continued:
  - If not relocating the non-residential uses, then the following study:
    - **Jobs & Economic Profile.** Discuss whether the economic and fiscal impact of the proposed project is beneficial to residents in the area. Towards this end, the application shall include an analysis of the loss of the existing use compared to the benefit of the proposed use, including an estimate, if known, of permanent job creation and/or job retention in the community of the proposed use compared to the existing use and associated wages and benefits for both;
    - **Available Space in the Mission.** Discuss whether sufficient vacant space for the use type being demolished or removed exists in the neighborhood; and



# New Updates to Proposal

- Continued:
  - **Affordability of Community-Building Uses.** Provide an assessment of the affordability of community-building uses. Community-building uses shall include but not be limited to arts, nonprofit services and childcare uses. This assessment should discuss the nature of the community-building uses, the affordability of the uses and the amount of space provided for such uses on the existing site compared to similar uses associated with the proposed project.
  - **Non-Residential Displacement.** Discuss existing businesses or non-profit organizations that will not be retained in the proposed project in terms of length of lease, number of employees, whether the use is minority owned and a non-restaurant or bar use, and if a business is retail whether that business is formula retail.



# Mission Action Plan 2020 Update

*The goal of the Mission Action Plan (MAP) 2020 is to strengthen and retain low and moderate income residents and community-serving small businesses (including PDR) and nonprofits in order to preserve the socioeconomic diversity of the Mission neighborhood.*



# Mission Action Plan 2020 Update

Solutions for need-based targets in these areas:

1. Tenant Protections
2. Existing Housing Preservation
3. New Housing Production
4. Neighborhood Housing Access
5. Small business, PDR and nonprofits Retention
6. Jobs programs



# Mission Action Plan 2020 - Update

- Working groups:
  - Tenant protections
  - Housing production and preservation
  - Economic development
  - Single Room Occupancy (SRO) Hotels
- Regular monthly meetings
- Draft solutions in a month / October
- Community meetings thereafter – November & January
- Draft Final Plan in Jan/February



# Emerging Priorities for Consideration / Study

## Housing:

- Small Sites program for small sites
- Acquisition and rehab program for larger sites
- Site acquisition
- Tenants first right to purchase
- City's second right to purchase
- Density / zoning strategies for affordable housing
- Changes to improve housing access and promote family- and childcare-friendly units



# Emerging Priorities for Consideration / Study

## Economic Development:

- PDR zoning enforcement
- Zoning changes to retain affordable commercial spaces
- Artist assistance
- Legacy business policies (underway)
- Latino Cultural District work (underway)
- Technical assistance for small businesses (ongoing)
- Nonprofit resource portal (ongoing)



## Next Steps:

- Adopt interim controls today
- Continue working on permanent solutions with the community through the MAP2020 process



■ Questions?



# Original Interim Controls Proposal

- Duration: 6 months
- New Conditional Use (CU) for most new housing, large retail and office if the project results in:
  - The loss of more than 1 rent controlled unit
  - The production of 5 or more dwelling units
  - Demolition or conversion of certain Assembly, Recreation, Arts and Entertainment or Institutional uses
- Apply to:
  - Pipeline projects filed after 1/1/2015 (excluding PPAs)



# Summary of Revised Proposal

- Duration: 9 months
- New Conditional Use (CU) for most new housing, large retail and office if the project results in:
  - The loss of 1 or more rent controlled unit; or
  - The net addition of 25,000 gross square feet or more and/or Demolition or conversion of certain Assembly, Recreation, Arts and Entertainment or Institutional uses;
    - Projects less than 25,000 gross square feet would only be captured if “displacing a tenant” or not providing inclusionary units but can do so. Specific definition for tenant displacement is added.
- Applies to:
  - All pipeline projects (no grandfathering).

