San Francisco Water Power Sewer
Services of the San Francisco Public Utilities Commission

SAN FRANCISCO
Office of Economic and Workforce Development

SAN FRANCISCO
PLANNING DEPARTMENT

To: Members of the Balboa Reservoir Community Advisory Committee

From: Emily Lesk, Office of Economic and Workforce Development

Date: October 9, 2015

Subject: Revised Housing Parameters

At the CAC meeting scheduled for September 14, 2015, City staff proposed development parameters related to housing at Balboa Reservoir. Once finalized, these parameters will be incorporated into a Request for Proposals (RFP) process for the selection of a developer partner for the Balboa Reservoir site.

At the September 14 meeting, CAC members and members of the public provided feedback on these proposed parameters. City staff and the CAC received additional comments from stakeholders via email. This feedback can be found in its entirety within the following files:

- September 14, 2015 meeting minutes
- September 14, 2015 meeting recording
- Written public comment

Links to all of these files will be posted online at http://www.sf-planning.org/index.aspx?page=4224 during the week of October 12, 2015.

Based on this feedback, City staff proposes revising the housing parameters as follows. At the upcoming CAC meeting scheduled for October 19, 2015, staff will present these changes and respond to the feedback received.

Revised Parameters

Principle #1: Build new housing for people at a range of income levels.

Draft Parameters:

a. Make at least 33% of total housing units permanently affordable to low or moderate - income households, consistent with Proposition K (2014). *(Note: This is consistent with Proposition K (2014), which is described above.)*
    1. Make at least 15% of total housing units affordable to low-income households (up to 55% of Area Median Income (AMI)).

2. Make an additional 18% (or more) of total housing units affordable to low or middle-income (up to 120% of AMI).

b. Maximize the number of affordable units for low (55% of AMI), moderate (120% of AMI), and middle-income (up to 150% AMI); aim to include at least 50% of affordable to low, moderate, and middle-income households.

c. Produce sufficient market rate housing to cover costs, provide an economic return to the SFPUC ratepayers, and ensure project feasibility.

d. <u>Exceed these minimum affordable housing percentages to the greatest extent possible, provided that all other development parameters are also met.</u>

e. <u>Provide a mix of rental and ownership units.</u>

Principle #2: Create housing that can serve a diverse group of household types.

Draft Parameters:

a. ~~Maximize the proportion of~~ <u>Provide all</u> affordable housing ~~that is provided~~ on-site (as opposed to off-site or through paying an in-lieu fee).

b. Design a substantial proportion of housing units, common spaces within residential buildings, and public amenities to be suitable for families with children. <u>A key characteristic of "family-friendly" units is that they have at least two bedrooms.</u>

c. Indicate how family-friendly units will be made accessible to households at a range of incomes.

d. Consider partnering with City College and/or area schools to allocate on-site units to house students, faculty, and/or staff.

e. <u>Consider targeting affordable housing to special populations such as seniors, physically and developmentally disabled adults, veterans, and/or public servants, subject to fair housing law, ability to secure required subsidy, and related City housing policies.</u>

f. <u>Consider including alternative housing ownership models, such as co-operative housing.</u>

Principle #3: Help to alleviate City's undersupply of housing.

Draft Parameters:

a. Within the confines of other relevant parameters (e.g. neighborhood character, open space, transportation<u>, City College</u>), and subject to the desired unit sizes and family-oriented units cited above, maximize the amount of new housing created to address the current and projected affordability challenges faced by the neighborhood and the City.

b. Maximize the pace of housing creation without compromising the quality of design or construction or outpacing needed transportation infrastructure.