



SAN FRANCISCO PLANNING DEPARTMENT

To: Board of Supervisors Land Use and Transportation Committee (Supervisors Farrell, Peskin, and Tang) and Supervisor Kim

From: Steve Wertheim, Planning Department Staff
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Re: Central SoMa Plan – Clarification of Housing Numbers

Date: December 7, 2017

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The purpose of this memo is to clarify the housing numbers presented as part of the Central SoMa Plan and its Environmental Impact Report (EIR). The need for clarification has become apparent based on input received at and subsequent to the October 23rd informational hearing on Central SoMa at the Land Use & Transportation Committee.

The need for clarification is based on the complicated nature of the numbers presented, including that:

- The Environmental Impact Report (EIR) Study Area is larger than the Plan Area itself:
 - The EIR studied an area that extends between 2nd and 6th Street, from Townsend Street in the south to Market Street in the north.
 - The Plan Area only incorporates the “Eastern Neighborhoods” portion of this area, and not the portion that is part of the Downtown Plan Area (see accompanying maps for the specific boundaries).
- The EIR conservatively analyzed more development than is anticipated to occur under the currently proposed Plan:
 - The EIR conservatively added a buffer to the amount of potential new development assumed in the Plan Area.
 - For a subset of parcels, the EIR studied height limits that are higher than those that would be established under the proposed Plan.
- Some analyses (e.g., EIR transportation studies) are based on total cumulative development (existing plus new growth) that will exist in Central SoMa at the end of the Plan period (i.e., 2040), and some analyses presented in the Plan (e.g., impact fee revenue generated in the Plan Area) are based only on new development.

The following table and accompanying maps attempt to more clearly lay out the distinctions between what is currently proposed in the Plan area versus the broader scope analyzed in the EIR.

Central SoMa Housing Projections

Title	EIR Study Area	Central SoMa portion	Downtown portion
Existing Units (2010) ¹	7,800	5,340	2,460
Total Units – No Project ²	16,800	8,660	8,140
Total Units – EIR Growth Projections ³	22,300	13,660	8,640
Total Units – Plan Growth Projections ⁴	21,040	12,400	8,440
New Units – No Project ⁵	9,000	3,320	5,680
New Units – EIR Growth Projections ⁶	14,500	8,320	6,180
New Units – Plan Growth Projections ⁷	13,240	7,060	6,180

¹ This row reflects the number of housing units that existed in 2010. The number in the “EIR Study Area” column comes from the Central SoMa EIR Table IV-1. The split into Central SoMa and Downtown sub-areas is based on the database that was used to inform the SFCHAMP growth model that itself informs the EIR. The database contains growth estimates by Transportation Area Zones (TAZ’s). In South of Market, these TAZ’s are typically a single square block, and thus can be allocated into each of the sub-areas. The numbers in the database were rounded up to ensure that these numbers total the amount studied in the EIR.

² This row reflects the total number of housing units projected by the EIR by 2040 if the Central SoMa Plan were *not* adopted. The source of the data is the same as explained in footnote 1.

³ This row reflects the total number of housing units projected by the EIR in 2040 with adoption of the Central SoMa Plan. The source of the data is the same as explained in footnote 1.

⁴ This row reflects the number of housing units projected in 2040 by the Central SoMa Plan. The source of the data is parcel-level analysis conducted by the Planning Department. For more information on the methodology, see the October 18th memo to the Land Use & Transportation Committee entitled “Central SoMa Plan – Strategy for New Housing.”

⁵ This row reflects the net new housing units projected by the EIR by 2040 if the Central SoMa Plan were *not* adopted. It is the difference between the “Existing Units (2010)” row and the “Total Units – No Project” row.

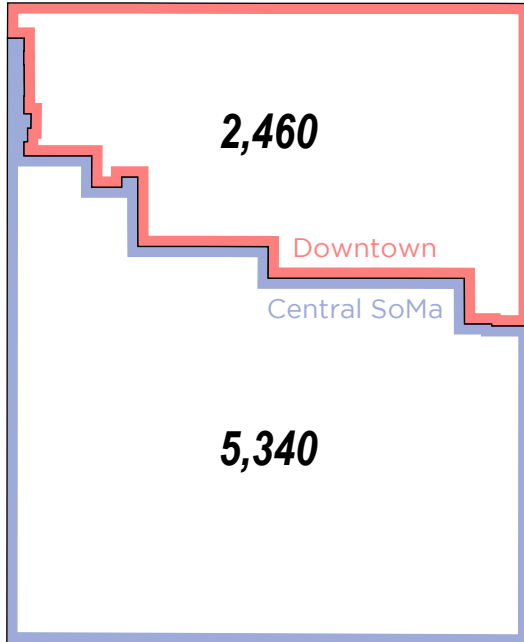
⁶ This row reflects the net new housing units projected by the EIR by 2040 with adoption of the Central SoMa Plan. It is the difference between the “Existing Units (2010)” row and the “Total Units – EIR Growth Projections” row.

⁷ This row reflects the net new housing units projected in 2040 by the Central SoMa Plan. It is the difference between the “Existing Units (2010)” row and the “Total Units – Plan Growth Projections” row.

Central SoMa Housing Projections

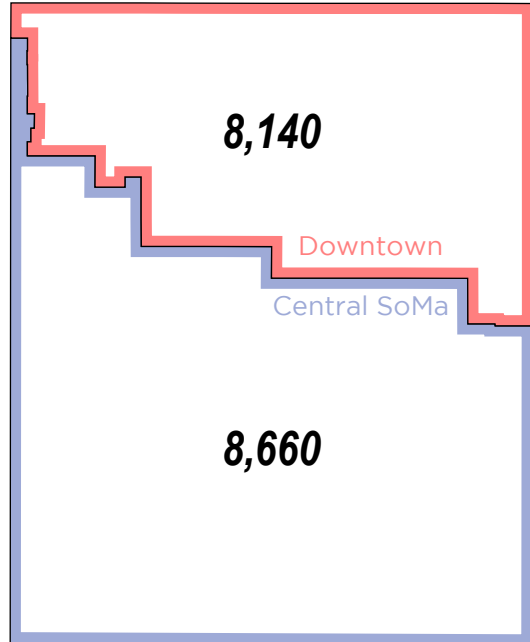
Existing Units (2010)

7,800



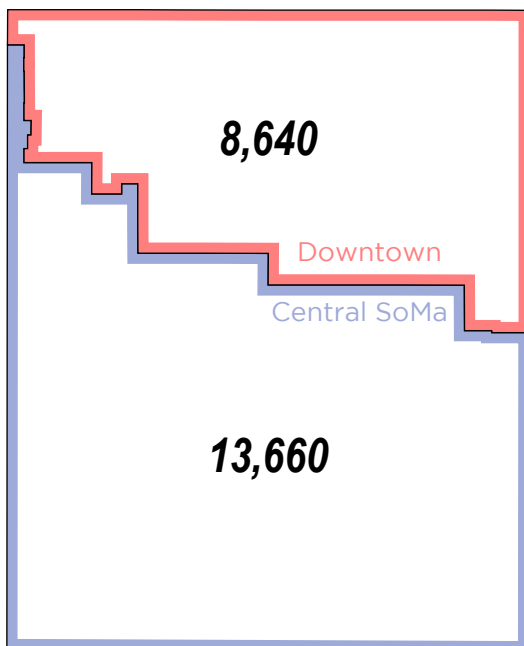
Total Units - No Project

16,800



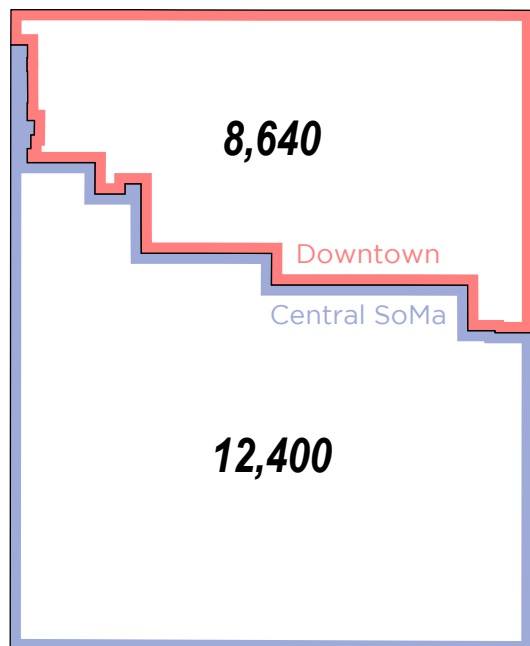
Total Units EIR Growth Projections

22,300



Total Units Plan Growth Projections

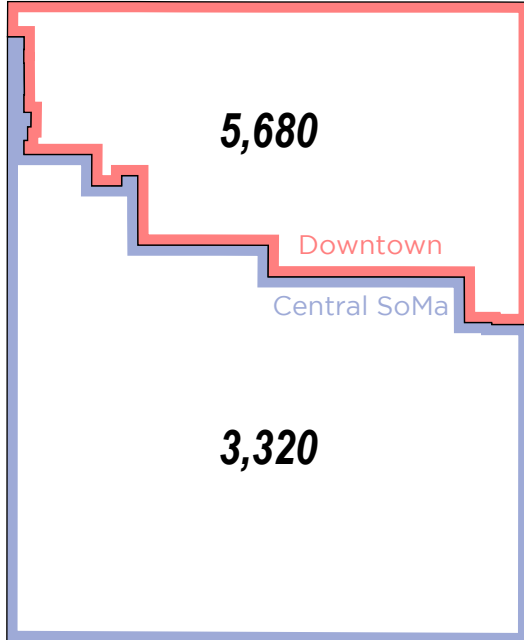
21,040



Central SoMa Housing Projections

New Units - No Project

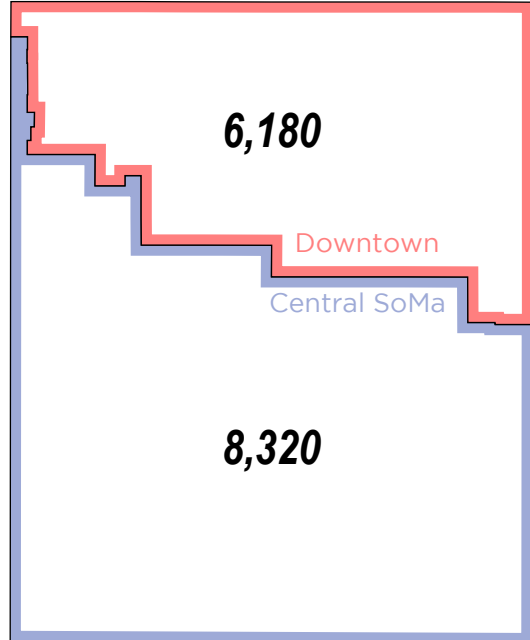
9,000



New Units

EIR Growth Projections

14,500



New Units

Plan Growth Projections

13,240

