

# Mission 2016 Interim Controls



SAN FRANCISCO  
**PLANNING DEPARTMENT**

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# Background – Why Interim Controls?

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.



# What can the Commission do via Interim Controls?

Can provide new tools for evaluation.

Can't impose moratorium (or prohibit any use).

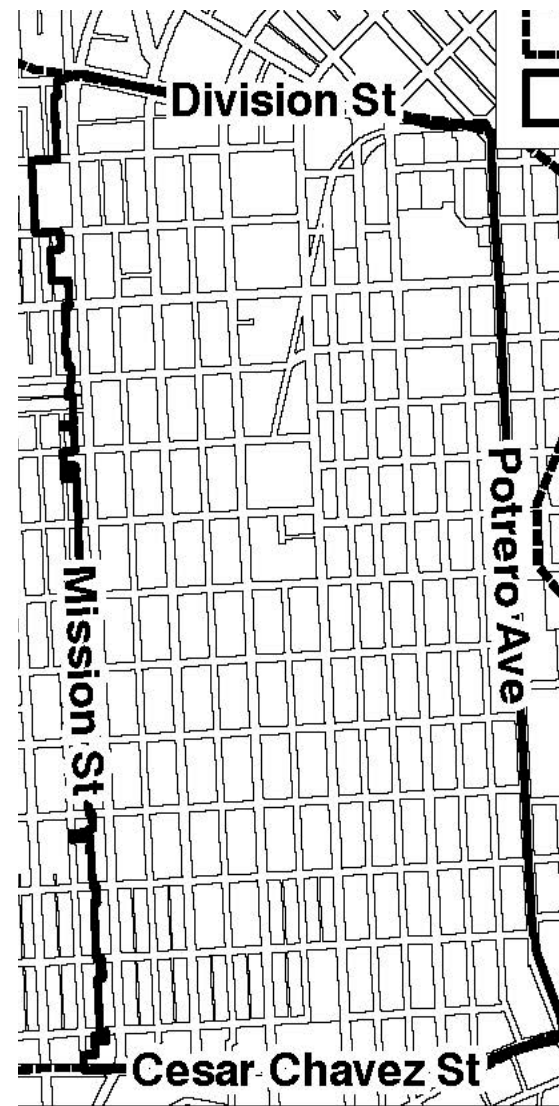
Can't increase requirements (like affordability) beyond that of the current law.

No more than 18 months initially, up to 24 months in total.



# Geography and pipeline projects

- Inside boundary: 17 projects and 1,287 units.
- Interim policy covers the larger neighborhood.



# Draft Proposal

- Includes the full pipeline (no grandfathering).
- Length of controls: 9 months.
- Exempts projects that are extra-ordinary:
  - Meet Prop K goals or greater - 33% (to 100%) affordable for low to moderate income households.
  - Including those that provide land dedication –10% greater than the minimum Code requirement.
  - PDR projects





# Projects Subject to Interim Controls

- The loss of 1 or more rent controlled unit triggers a CU
- Other projects:
  - Medium - 25,000 to 75,000 GSF if non-residential or 25-75 units if residential: require an LPA, unless a CU is already required.
  - Large - greater than 75,000 GSF or 75+ units: requires a CU.



# Housing & Neighborhood Materials

*Information required to accompany application.*

- Medium & Large projects:
  - **Total Housing Production.**
  - **Affordable Housing Production.**
  - **Housing Preservation.**
  - **Tenant Displacement.**
- Large Projects only:
  - **Demographic Changes.**
  - **Economic Pressure.**
- Medium Projects only:
  - **Nearby Development.**



# Non-Residential Materials

*Information required to accompany application.*

- If removing certain PDR uses: was tenant relocated?
- If not relocating, then provide info on impact to the community:

Medium & Large projects:

- **Non-Residential Displacement.**

Large projects only:

- **Jobs & Economic Profile.**
- **Affordability of Community-Building Uses.**
- **Available Space in the Mission.**

Medium projects only:

- **Inventory of Similar Uses.**





# Proposal: New Staff Report Section

- Required information in staff report (Section VIII):
  - Identify sites in the Interim Control area available for the development of 40 or more affordable units.
  - Describe whether any sites could be subdivided to produce a land dedication parcel for 100% affordable housing.
  - Discuss whether financing would be available to fund affordable developments on sites in the Interim Control area in the mid-term.



## Alternatives:

- Adopt interim controls today with potential changes:
  - Change exemption for land dedication? (Instead of min. req. + 10% could be to meet Prop. K Goal of 33%)
  - Add staff analysis of submittal information?
- Additional language proposed today under Section V.  
Analysis Required & Staff Review:

Planning Department staff shall review the information provided by the applicant as described above and provide an assessment of the information. The Commission shall consider the staff analysis, where appropriate for the underlying entitlement. Specifically, for Large Project Authorizations subject to Section 329, Planning Department staff should use this information in the evaluation of Section 329(c)(9) and for a Conditional Use authorization, in the evaluation of Section 303 (c).



## Next Steps:

- Adopt interim controls today?
- Continue working on permanent solutions with the community through the MAP2020 process.
  - Informational hearing on draft Action Plan - March 17.

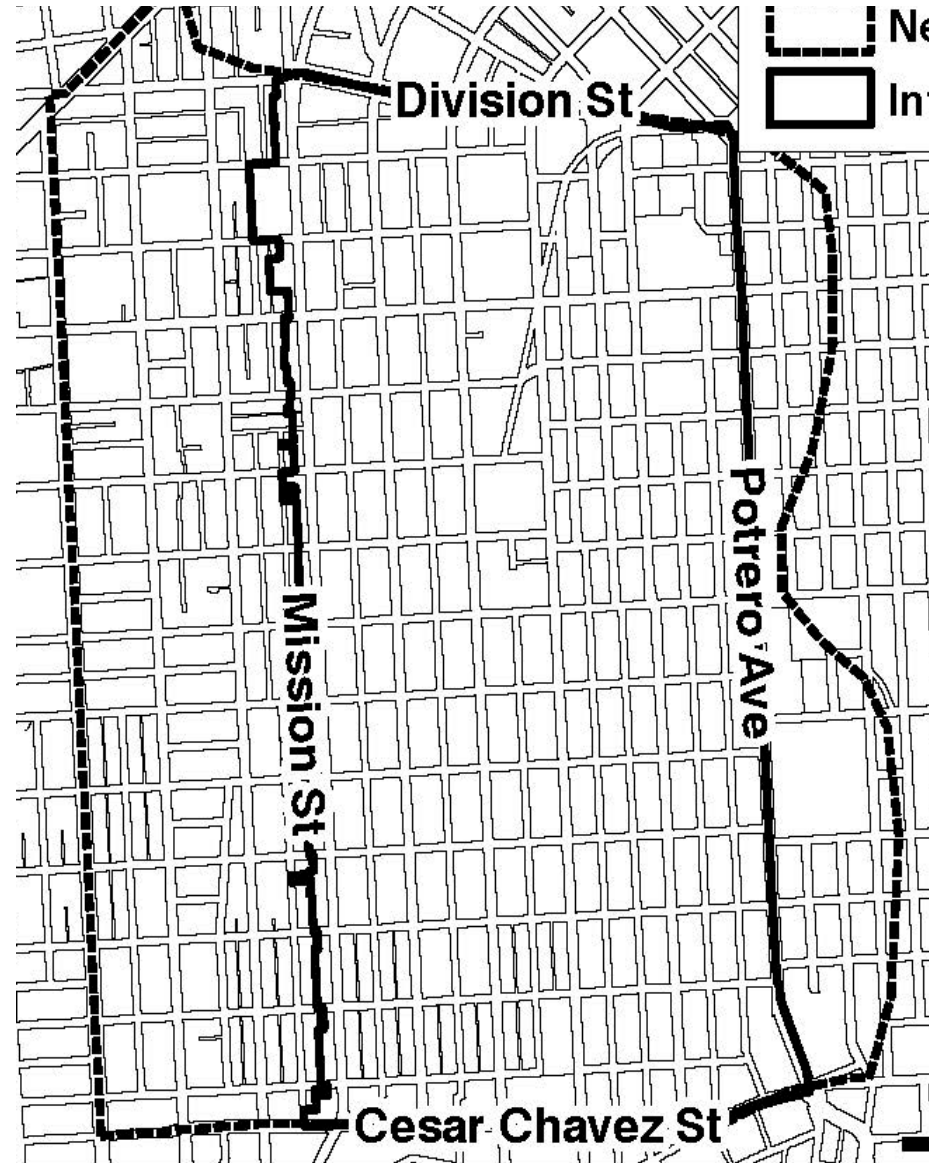


■ Questions?



# Adopted Policy

- Policy encourages projects to mitigate their impacts and contribute to affordability.



# 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) or Large Project Authorization (LPA) for most new housing, large retail and office if the project results in:
  - The loss of 1 or more rent controlled unit; or
  - Projects 25,000-75,000 gross square feet if non-residential or 25-75 units if residential for Med Size projects and/or demolition or conversion of certain PDR uses;
  - Projects more than 75,000 gross square feet if non-residential or more than 75 units if residential and/or demolition or conversion of certain PDR uses;
- Applies to:
  - All pipeline projects (no grandfathering).

