# Mission 2015 Interim Controls

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.
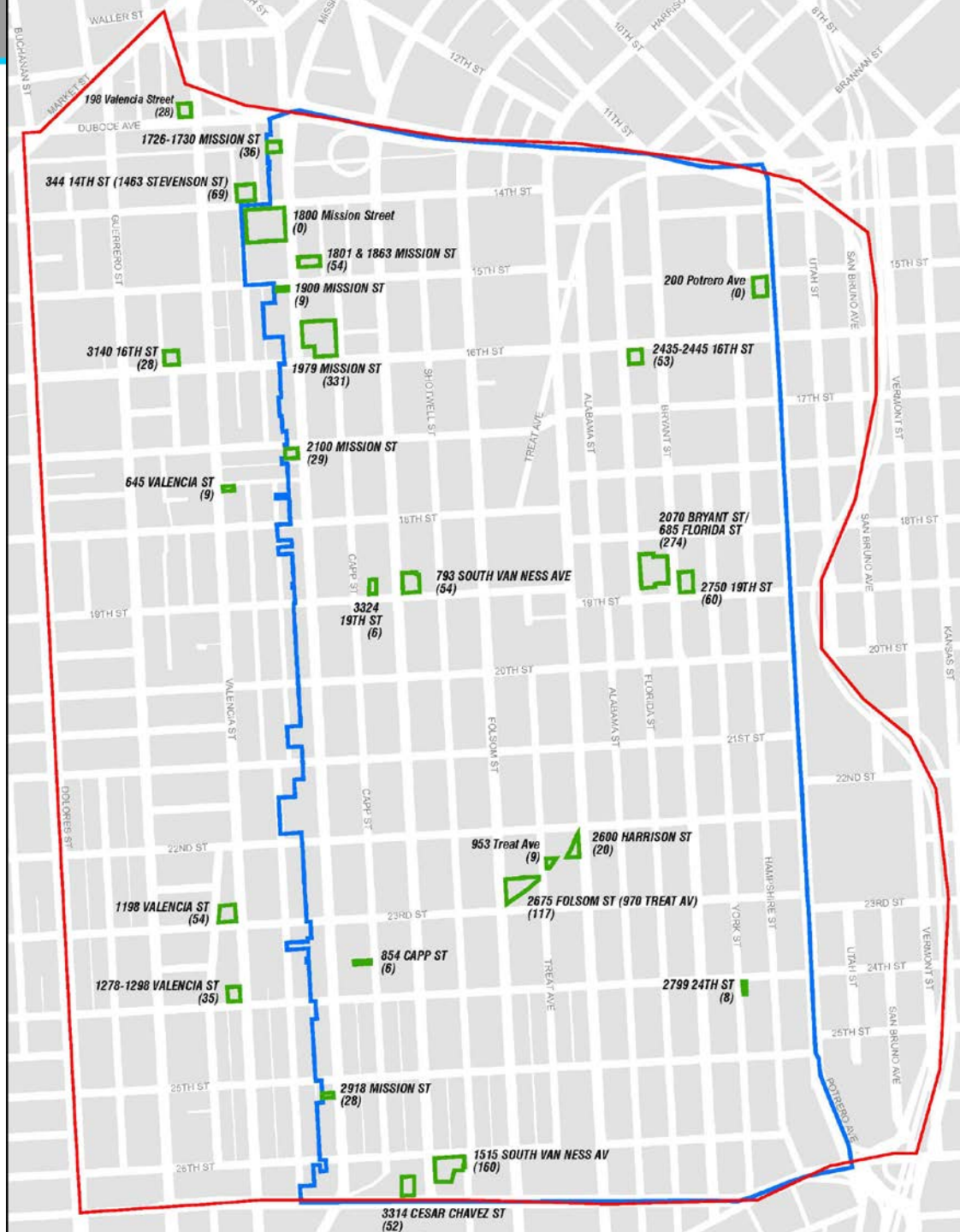
Proposal Highlights

- 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.

Proposal Highlights

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 <u>only</u> if "*displacing a tenant*" or not providing an inclusionary unit but *<u>could given</u>* lot size.

    - Definition for *<u>tenant displacement</u>* is added.

Proposal Highlights

- Required housing study:

  - Requires 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.

Proposal Highlights

- 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.

Proposal Highlights

- Required non-residential 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.

Proposal Highlights

- Required non-residential 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

Proposal Highlights

- 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.

Next Steps:

- Continue or adopt interim controls today

- Continue working on permanent solutions with the community through the MAP2020 process

▪Questions?

- Bottom slides only if needed

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).