

# Mission 2015 Interim Controls



SAN FRANCISCO  
**PLANNING DEPARTMENT**

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# Presentation Overview

- I. Background
- II. Interim Controls Proposal
- 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







# Background – Why Interim Controls Now?

- From 2009-2013 an average of 150 households per year earning between 30-120% of AMI have left the Mission. Decline could accelerate to 180 households per year (or 2% a year).
- 160 eviction notices per year from 2009-2013
- 8,120 Latinos left the Mission between 2000-2013
  - They were ½ of the population in 2000
  - By 2013 only 38.5% of the population, trend continues
- \$72,270 household median income vs. \$46,108 Latino household median income (2013)



# Background – Why Interim Controls?

## Who are these Households?

| ANNUAL INCOME, BY HOUSEHOLD SIZE  | <br>1 PERSON | <br>2 PEOPLE | <br>3 PEOPLE | <br>4 PEOPLE | <br>5 PEOPLE |
|---|---|---|---|---|---|
| <b>VERY LOW-INCOME HOUSEHOLDS</b><br><i>Earn up to 55% of Area Median Income</i>  | \$39,250  | \$44,850  | \$50,450  | \$56,050  | \$60,550  |
| <b>LOW-INCOME HOUSEHOLDS</b><br><i>Earn up to 80% of Area Median Income</i>       | \$57,100  | \$65,200  | \$73,350  | \$81,500  | \$88,050  |
| <b>MODERATE-INCOME HOUSEHOLDS</b><br><i>Earn up to 120% of Area Median Income</i> | \$85,600  | \$97,800  | \$110,050   | \$122,300   | \$132,050   |

### By Occupation

**Very low:** Dishwasher, cashier, housecleaner

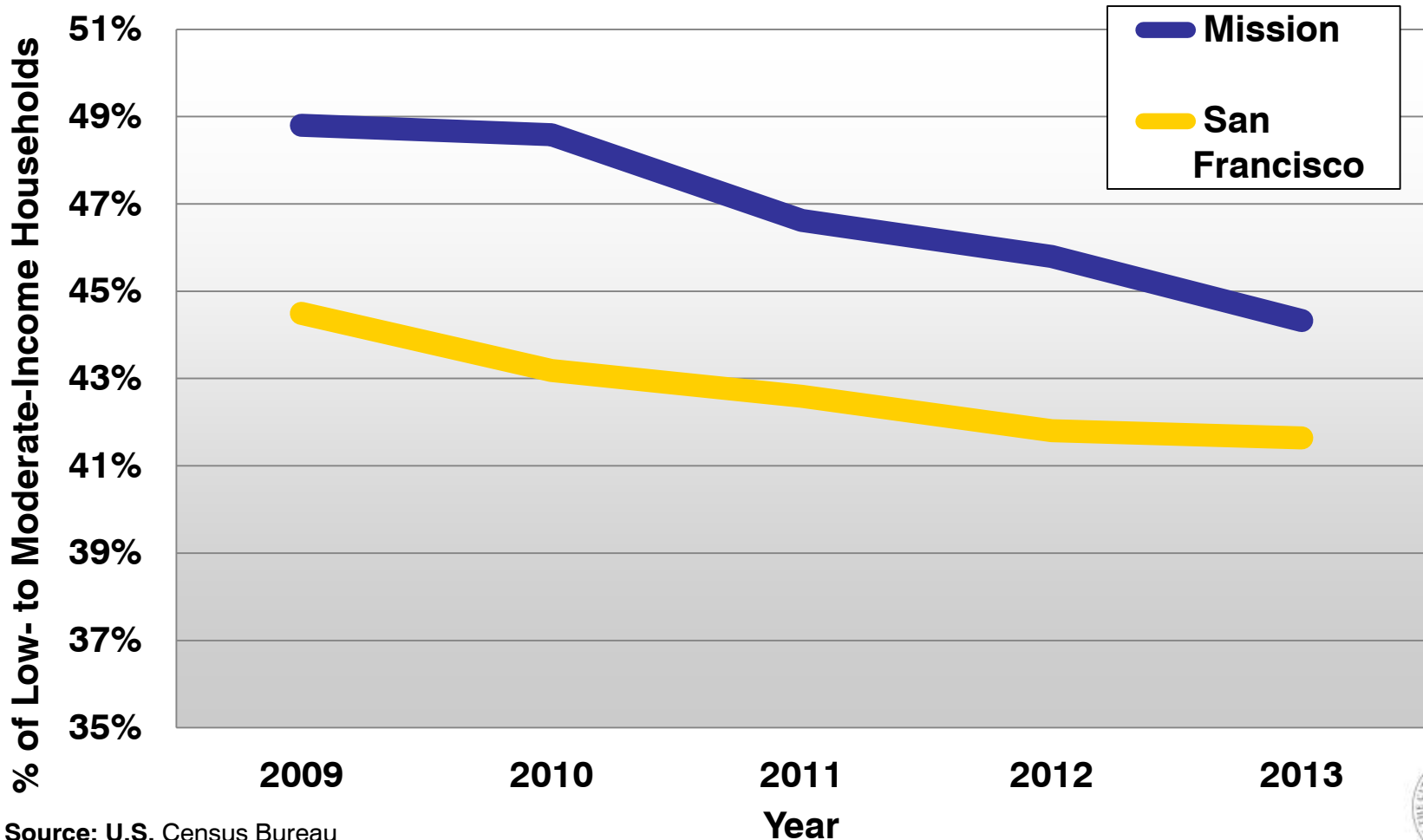
**Low:** Postal Clerk, Landscaper, Construction Worker

**Moderate:** Teacher, 911 Operator, Electrician



# Background – Why Interim Controls Now?

The Mission is losing low to moderate income households faster

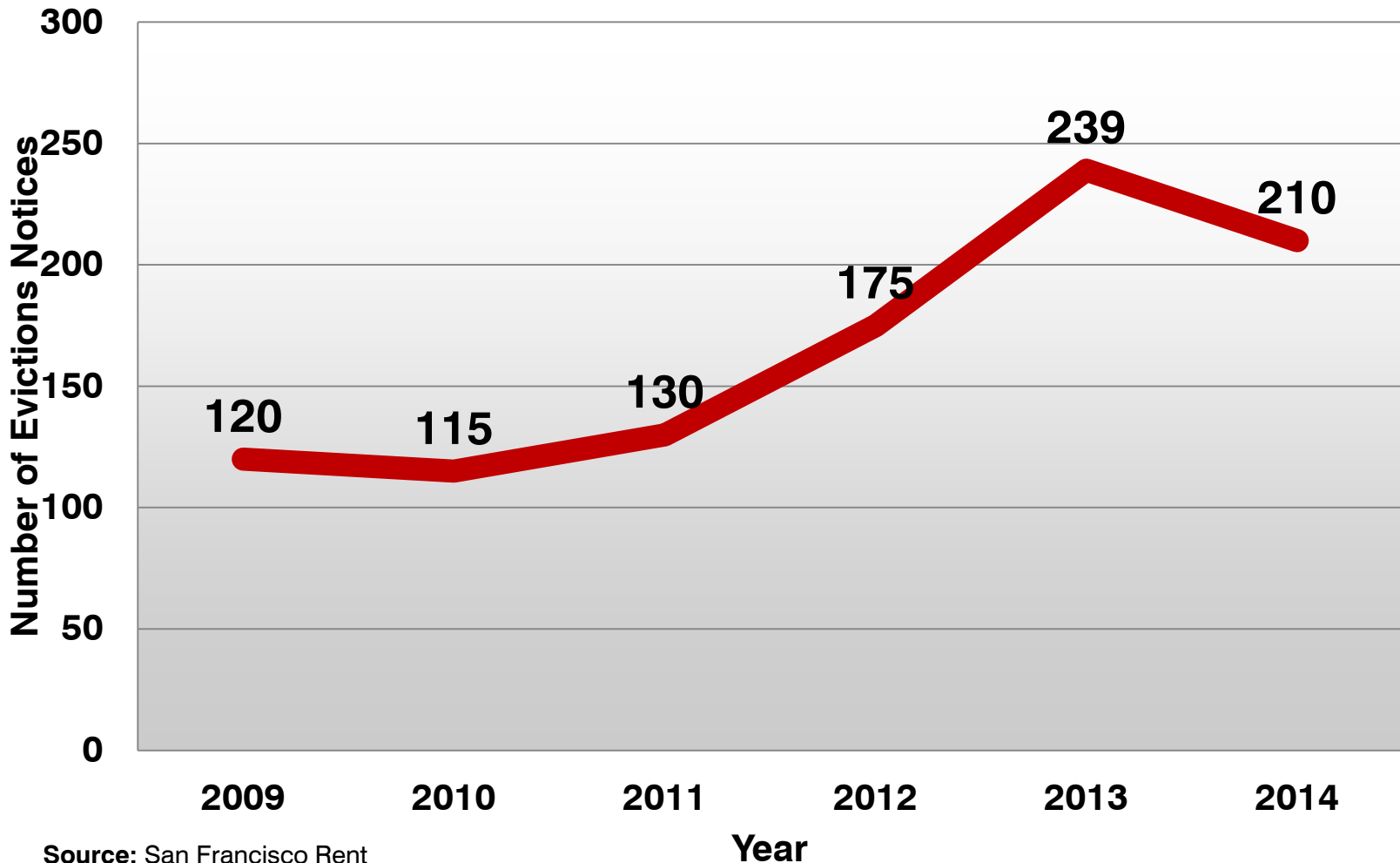


Source: U.S. Census Bureau



# Background – Why Interim Controls Now?

**Evictions filed in the Mission increased over 100% in 3 years**

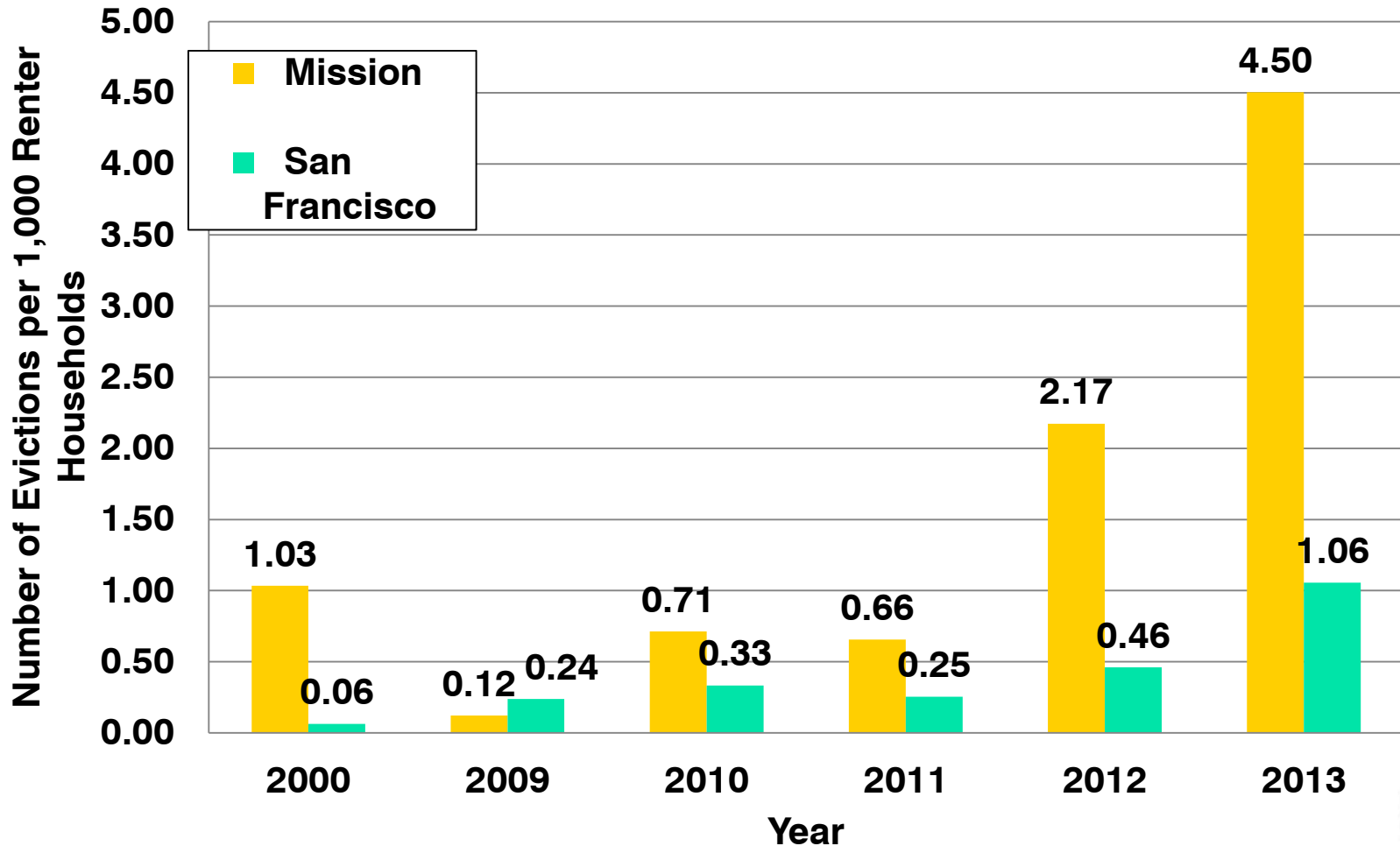


Source: San Francisco Rent



# Background – Why Interim Controls Now?

**In 2013 Ellis Act evictions soared to 4 times the citywide rate**



Source: San Francisco Rent Board





# Background – Why Interim Controls Now?

- Prop K goal of 33% affordable housing means: 520-668 new affordable units (based on pipeline).
- Housing Element 2015-2020 needs means: 735 new affordable units.
- Small businesses faced with lease renewals which often double or triple their rents.
- Small businesses are only being offered short-term or month-to-month leases.
- PRD land is still being encroached by illegal uses.



## Background – What is Mission Action Plan 2020?

*The goal of the Mission Action Plan (MAP) 2020 is to 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.*



## Background – Draft MAP 2020 Strategies

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



## Solutions underway & under consideration

- Mayor's Neighborhood Preference Program
- Affordable Housing Density Bonus Program
- Small Sites & site acquisition (490 South Van Ness)
- Build the four 100% affordable sites (260-300 units)
- Displacement and relocation fund for nonprofits
- Free technical assistance for PDR
- Housing Bond in regular Capital Planning cycle
- Calle 24 Commercial Interim controls (separate but parallel process)
- Supervisor Campos, others looking for solutions



# Background MAP 2020 Timeline & Next Steps

| <b><u>DRAFT PROJECT TIMELINE (2015)</u></b> |   |
|---|---|
| <b>FEB-JULY</b>                             | Data Analysis / Finalize Goal, Objectives & Targets |
| <b>APRIL-AUG</b>                            | Develop draft solutions                             |
| <b>APRIL 22</b>                             | First Community Meeting                             |
| <b>TBD/SUMMER</b>                           | Second Community Meeting                            |
| <b>SUMMER</b>                               | Planning Commission Informational Hearing           |
| <b>FALL</b>                                 | Third Community Meeting                             |
| <b>LATE FALL</b>                            | Final DRAFT Action Plan                             |



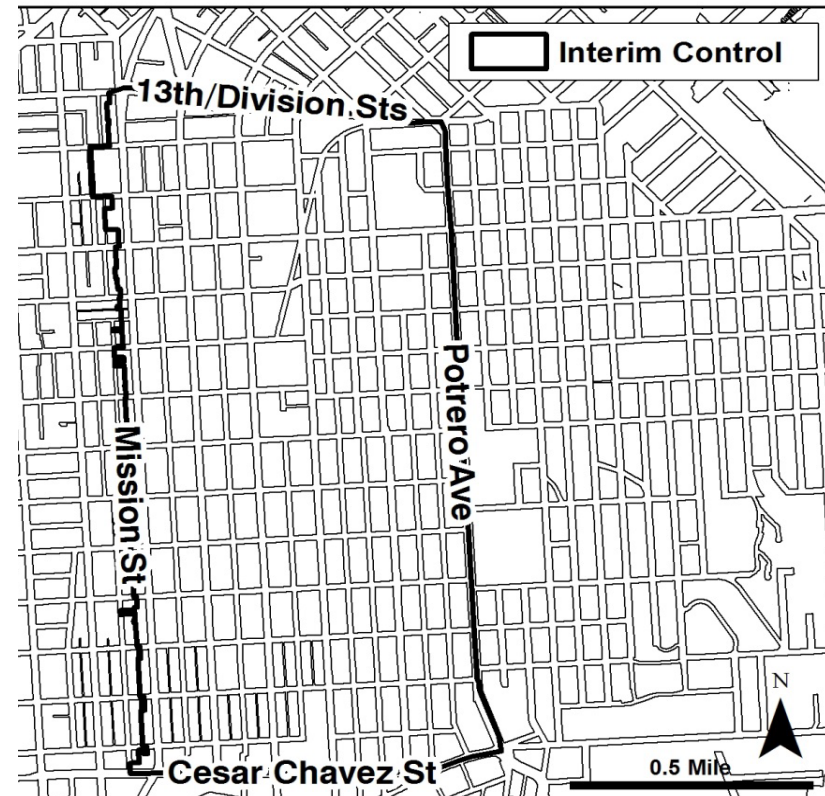
# Immediate measures: Interim Controls

- **Goal:** analyze affordable housing needs, assess sites, stem the loss of income protected units, and preserve community resources.
- **What it is not:** reopening the Eastern Neighborhoods, wholesale rezoning or new different rules. Housing/PDR zoning settled.
- **What it is:** statement to community and developers about expectations: subject to a high bar and dialogue about project outcomes (benefits and losses); time to develop permanent strategies through MAP 2020 and how to get the most affordability and protect community-serving uses.



# Interim Controls

- Duration: 6 months
- Permitted uses:
  - 100% affordable housing
  - Production Distribution & Repair uses
- Applies to:
  - Pipeline projects filed after 1/1/2015
- Proposed Geography:



# Interim Controls

New Conditional Use (CU) for other housing, large retail and office:

- If a project results in the loss of more than 1 rent controlled unit.
- If the project results in the production of 5 or more dwelling units.
- If the project would demolish or convert certain Assembly, Recreation, Arts and Entertainment or Institutional uses.





# Pipeline Projects Subject to Interim Controls

Pipeline considered in different ways, such as:

- Date
- Size
- Vacant vs. existing uses

Constraints:

- Geography (expanding requires additional notification)
- Other legal constraints



# Action Today & Next Steps

- Resolution to Initiate the process.
- Consider adoption hearing on or after July 23<sup>rd</sup>.
- Continue working on Mission Action Plan 2020, Calle 24 and other processes seeking a comprehensive and permanent package of solutions.

