

Mission 2015 Interim Controls Informational Hearing



SAN FRANCISCO
PLANNING DEPARTMENT

July 23, 2015



Presentation Overview

- I. Interim Controls Alternatives
- II. 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
 - Make explicit the Commission's expectation for a dialogue about affordability



Interim Controls

- An immediate action that would change review of development upon adoption
- Not intended to be the permanent solution
- Permanent solutions are many & varied
- Not reopening the Eastern Neighborhoods, wholesale rezoning or new different rules. Housing/PDR zoning settled

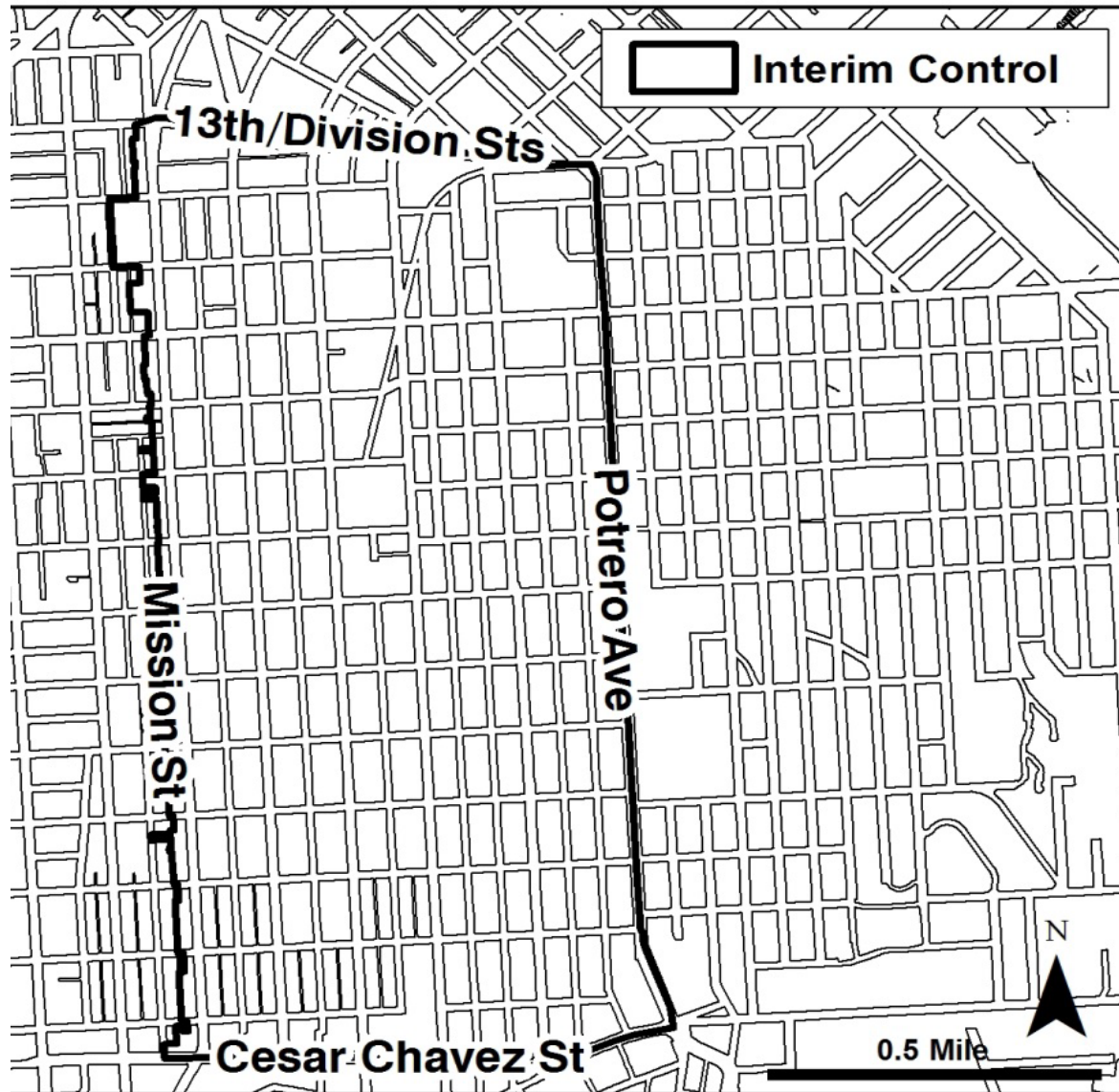


Interim Controls- original proposal

- Duration: 6 months
- New Conditional Use (CU) for most new housing, large retail and office if 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 (excludes PPAs)

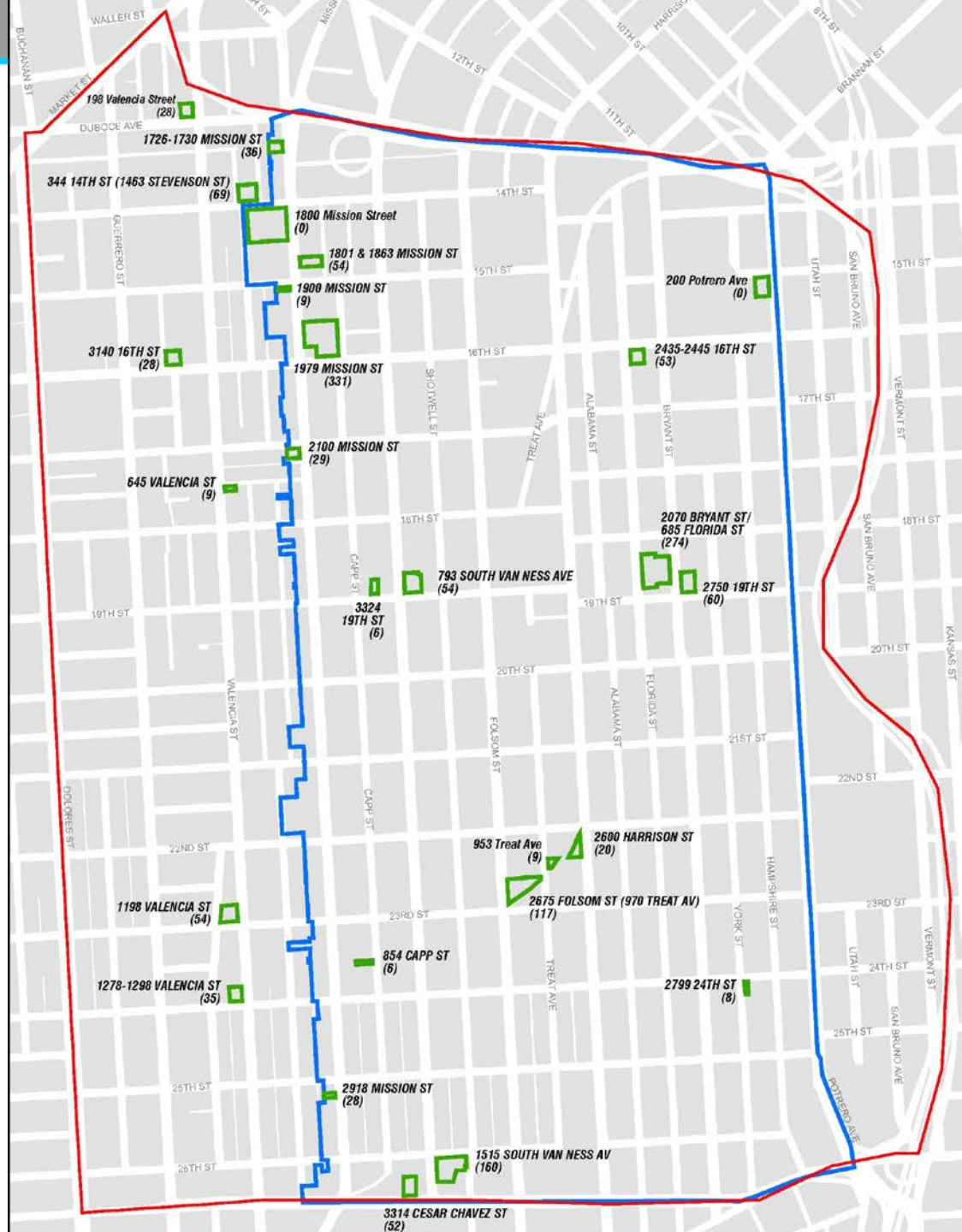


Proposed Geography: original proposal



Geography and pipeline projects

- Inside boundary: 19 projects and 1319 units
- Outside boundary: 6 projects and 223 units



Alternatives

■ Duration:

- (-) shorter time
- (+) up to 18 months initially



■ Boundaries:

- (-) decrease the boundaries
- (+) increase with a new 9-day newspaper notification



■ Is now the time?:

- (-) impose no controls
- (+) wait for results of ballot initiative
- (-) could adopt a Policy instead



Alternatives

Change Conditional Use (CU) Criteria:

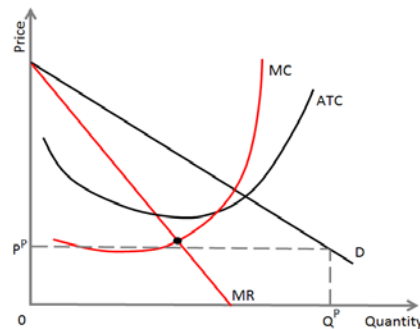
- The loss of more than 1 rent controlled unit
 - (+) apply to 1 or more
- The production of 5 or more dwelling units
 - (-) exempt projects that meet the RHNA targets



Alternatives

Change Conditional Use (CU) Criteria:

- Allow for the Controller's Office study to provide basis for project-specific findings. Study is expected to:
 - Be published at the end of July.
 - Look at relationship of building (or not) market-rate housing on housing prices & affordability on a per unit basis.
 - Look at direct displacement, retaining sites for 100% affordable housing, and gentrification.



Alternatives

Change Conditional Use (CU) criteria:

- Demolition of certain assembly, recreation, arts and entertainment or institutional uses;
 - (+) could include other PDR uses
- Another economic study:
 - Discuss loss of use type
 - Discuss if business relocated
 - Provide jobs profile (existing & proposed)



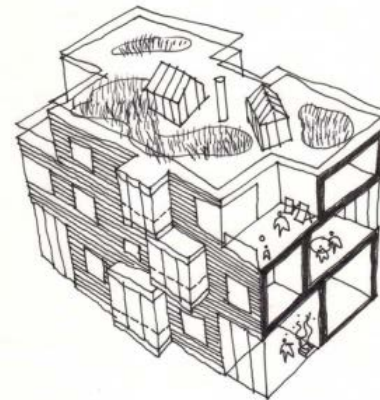
Pipeline Alternatives

- Date – include:
 - (+) all projects for the length of controls (6 months); or
 - (+) projects filed after Jan 1, 2013;
 - (-) projects filed after July 9, 2015 (initiation date).



Pipeline Alternatives

- Size – include projects:
 - (+) with 20+ or 40+ units
 - (+) involving a net addition of more than 25,000 gross sq. ft.
 - (+) proposed to be greater than 50 feet in height
 - (+) apply full controls to all large projects, eliminate/reduce displacement study for small projects; or
 - (-) if a small project, only trigger the controls or a Discretionary Review (DR) if removing existing tenants/uses.



Pipeline Alternatives

- Vacant vs. existing uses

- (-) exclude projects which are built on a vacant lot or have no existing uses/tenants (buildings vacant for a minimum of one year).



Next Steps

- Adoption hearing on or after August 6, 2015.
- Continue working on Mission Action Plan 2020, Calle 24 and other processes seeking a comprehensive and permanent package of solutions to the housing affordability crisis.

