

# Mission 2015 Interim Controls



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**PLANNING DEPARTMENT**

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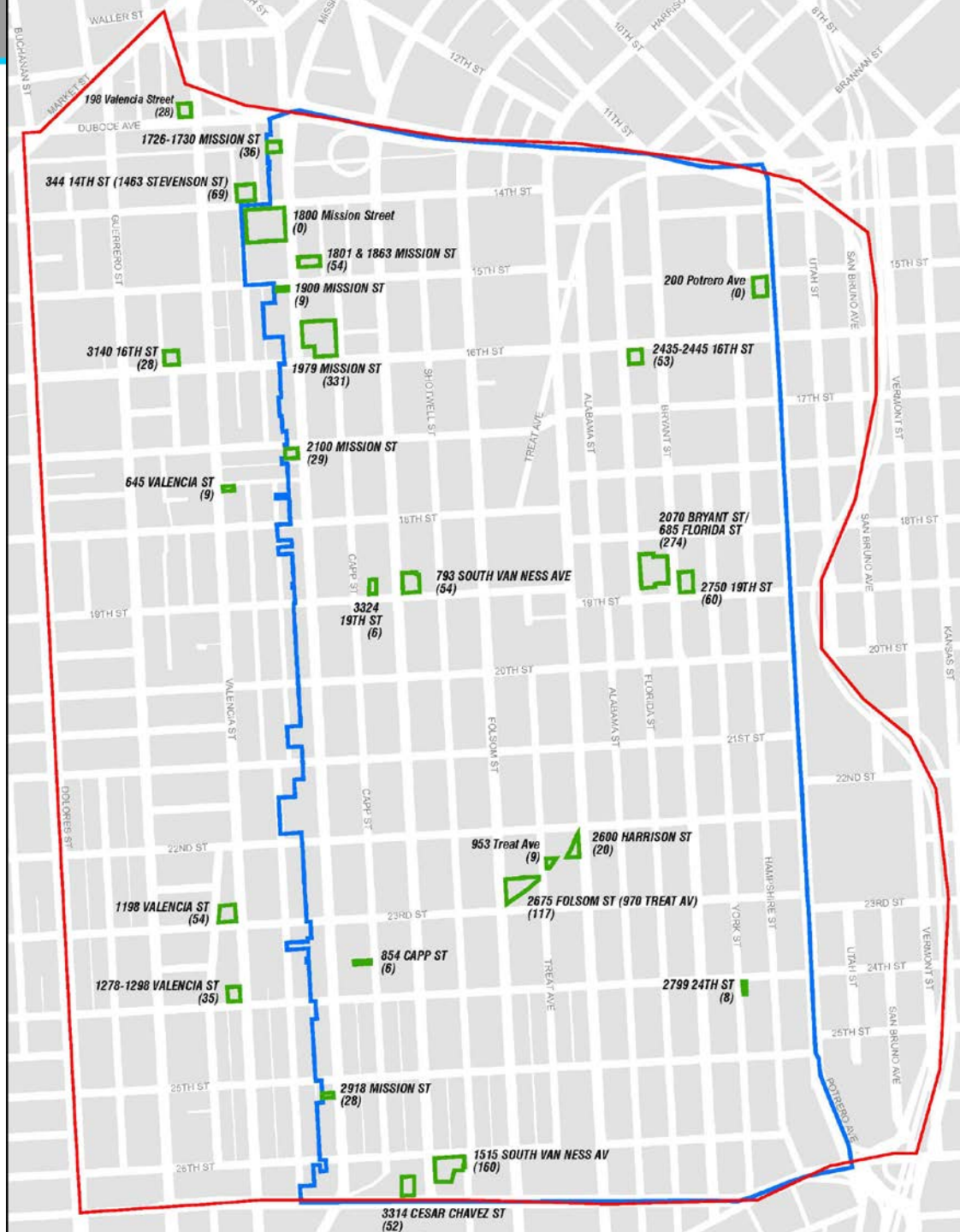
# Background – Why Interim Controls?

- 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



# 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 (excludes PPAs)



# Alternatives: Interim Controls Revisions

## Changed Conditional Use (CU) Criteria:

- The loss of more than 1 rent controlled unit
  - (+) revised to apply to 1 or more
- The production of 5 or more dwelling units
  - (-) revised to exempt projects that meet the RHNA targets
  - (-) could further revise to exempt projects that meet Prop K goals



# Pipeline Alternatives: Interim Controls Revisions

- Size – include projects:
  - (+) involving a net addition of more than 25,000 gross sq. ft.
- If different size threshold desired:
  - (+) with 10+ units (inclusionary threshold)
  - (+/-) with 40+ units (sites generally large enough for 100% affordable projects)
  - (-) if a small project, could further revise to only trigger the controls or a Discretionary Review (DR) if removing existing tenants.



# Pipeline Alternatives: Interim Controls Revisions

- Vacant vs. existing uses
  - (-) excluded projects which are built on a vacant lot or are buildings that have been vacant for a minimum of one year.



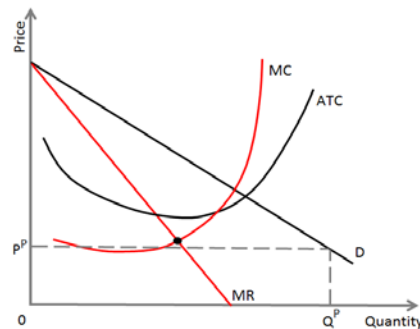
# Alternatives: Interim Controls Revisions

## Changed Conditional Use (CU) Criteria:

### ■ Displacement Study:

- (-/+ ) Revised to allow for Controller's Office study to provide basis for project-specific findings. Study is expected to look at:
  - Relationship of building (or not) market-rate housing on housing prices & affordability on a per unit basis.
  - Effects of no market-rate housing on direct displacement, retaining sites for 100% affordable housing, and gentrification.

### ■ Controller's Study is not complete yet.





# Alternatives: Interim Controls Revisions

Changed Conditional Use (CU) criteria:

- Demolition of certain assembly, recreation, arts and entertainment or institutional uses;
  - (+) revised to also include the below PDR uses:
    - Auto repair
    - Light manufacturing
    - Trade shops



# Pipeline Alternatives: Interim Controls Revisions

Pipeline – discussed but no revisions to the date.

- Date – could include:

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



# Alternatives: Interim Controls Timing

- Appropriate time?
  - (-) impose no controls
  - (+) wait for results of ballot initiative
  - (-/+ ) could adopt a Policy instead/in addition to controls



# Draft Interim Policy Statement

- Acknowledges the extent of affordable housing crisis.
- Makes explicit the scrutiny and expectation for a dialogue about affordability and displacement.
- Supports the retention of income protected units, businesses and community services.
- Supports full relocation assistance, when relocation is necessary, and mitigation of anticipated negative impacts.
- Applies to the entire Mission neighborhood.
- Commission can apply policy through current discretionary approvals – CUs, LPAs, Variances, etc.



# Staff Recommendation:

- Continue Interim Controls Adoption to Sept 3 or later.
- Adopt Interim Policy Statement today

