

EASTERN NEIGHBORHOODS

LAND USE COMMITTEE ADOPTION HEARING 2:
PLACES TO LIVE



SAN FRANCISCO
PLANNING
DEPARTMENT

SEPTEMBER 22, 2008

Schedule of Land Use Committee Hearings

TOPIC (S)	DATE
Places for Jobs	September 17
Places to Live	September 22
Complete Neighborhoods	September 29
Implementing the Plans; Pipeline	October 1
Economic Impact Report and Possible Action	October 6

OUTLINE

What are the Housing Policy Goals?

How are affordability levels / fees set?

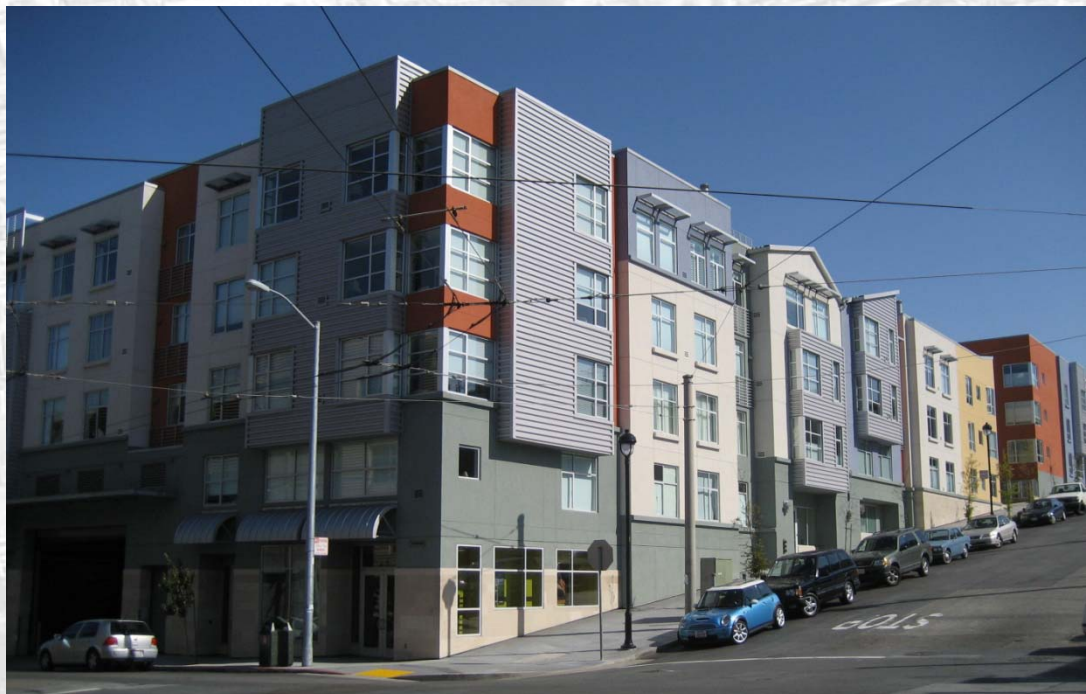
What are the components of the program?

What is the outcome?

What are the Housing Policy Goals?

Create housing options to meet different housing needs

- Supportive housing for formerly homeless
- Affordable rental housing for seniors
- Affordable family housing for very-low and low income households
- First-time homebuyer opportunities for low, moderate and middle income households



Target Populations

Type	% of Median Income	Income	Sample Jobs
Extremely low-income rental	0 to 30%	\$0 to \$28,000	Restaurant worker
Very-low income rental	31% to 50%	up to \$47,150	Teaching Assistant
Low-income rental	51% to 60%	up to \$56,600	MUNI Operator
Inclusionary for-sale	80% to 120%	\$66,000 to \$99,000	Police Officer or Carpenter
Middle-income for-sale	120% to 150%	\$100,000 to \$124,000	Teacher + Social Worker



How are affordability levels / fees set?

- Financial testing performed by Seifel
 - Gauges benefits of new policies against costs of new requirements
 - Structured to provide enough incentive for developers to take advantage of new options.
 - Report of findings

- Carefully calibrated to be aggressive yet feasible
 - If development not feasible, no revenue for plan goals

Incentives

Current
Zoning

Plan Offers Benefits to Developers:

1. CEQA tiering
2. Plan investment/ improvements
3. Removal of conditional use
4. Removal of density limits
5. Height increases

Rezoning
Proposal

Additional
Affordable
Housing
Requirements

Feasibility Testing

Example Site 4-R	
Size	20,000 SF
Inclusionary Housing	30% Middle Income Units, Family Size Required
Changes	
Zoning	M-1 to UMU Remove Density Limit (600 Lot SF per Unit)
Height	50 to 55 Feet 0 Floors Added
Units	25 to 52
Parking	1 to .75 Space/Unit
EN Public Benefit Fund	\$10/NRSF
Summary of Impacts	+ \$895,000 (28%) in site value + \$1.7 mil in developer profit

* performed for all sites by Seifel Consulting Inc.

What are the components of the program?

- City-funded affordable housing development through MOH
 - Primarily rental housing development

- Inclusionary Housing
 - Increased percentage requirements and new alternatives aimed at producing more below market rate housing

- Impact fee revenue
 - To be targeted at acquisition of existing housing for neighborhood stabilization

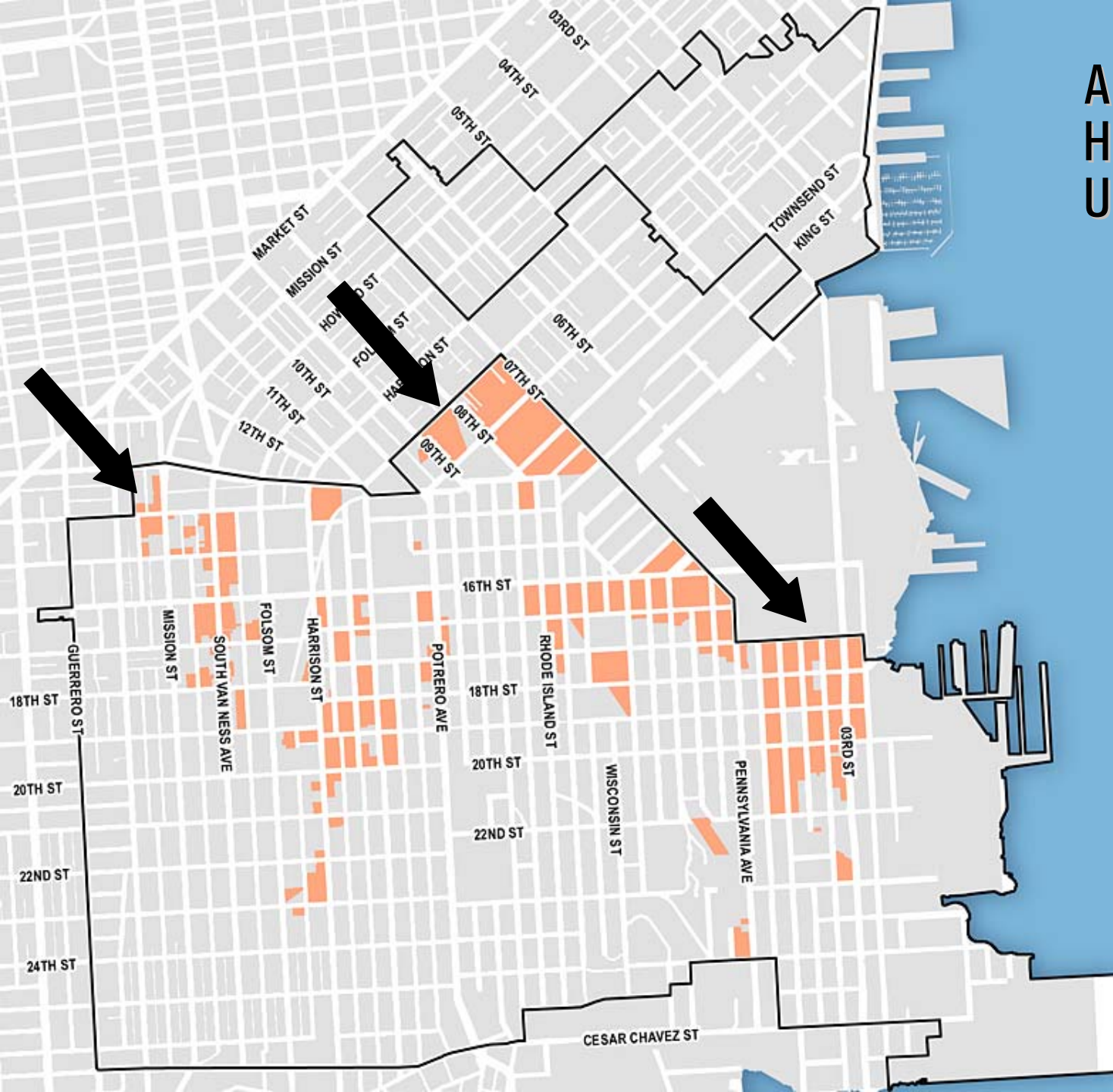
City-funded Affordable Housing Development

- Central component of the City's affordable housing strategy
- Provides primarily rental housing for households with as low as no income and up to \$47K for a family of four
- MOH anticipates spending approximately 33% of its funding in these neighborhoods
- MOH anticipates funding of approximately 1300 units over the 10 year period with its funds
 - Includes housing on land dedication sites

Inclusionary Zoning Approach

- Citywide requirement of 15% applies to non-industrial land
- UMU properties have higher inclusionary requirements ranging from 18% to 22%
- Two new alternatives
 - Land dedication: 30% to 45% of homes on large sites
 - Middle-income option: 30% to 45% of homes on smaller sites

Affordable Housing Zones: UMU

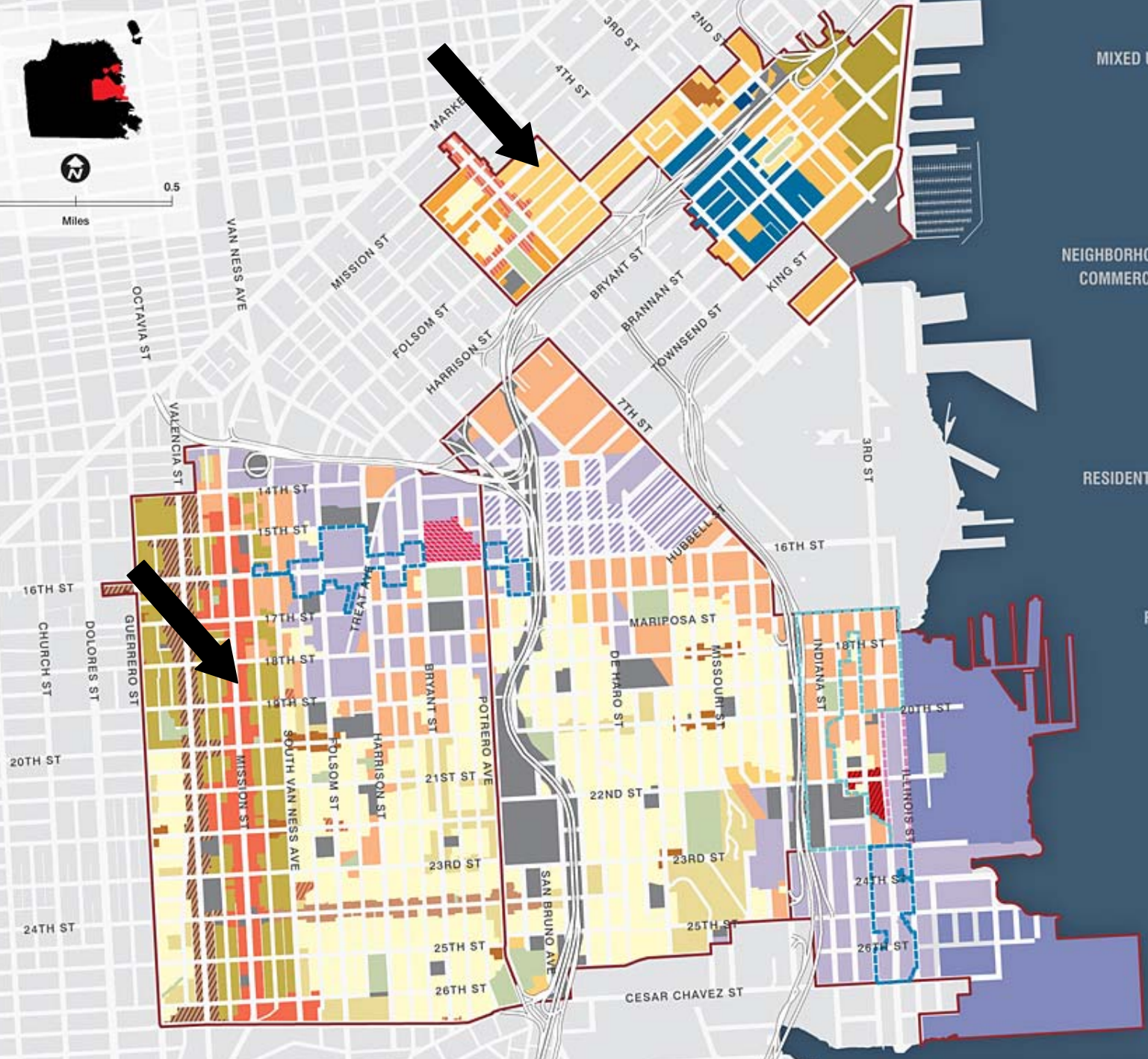


Costs to Developers



Impact Fee Revenue

- **Mission-NCT (Mission Street, 14th - Chavez)**
- **MUR District in East SOMA (between 3rd and 6th)**
- Base fee of \$8/gsf for infrastructure
- Additional affordable housing fee of \$8gsf required with upzoning
- Fees to be used in partnership with CBOs to acquire existing housing
- Could result in an estimated \$15 to \$20 million



- MIXED USE**
- UMU
 - MUG
 - MUO
 - MUR
 - SPD
 - SLI
 - SSO

- NEIGHBORHOOD COMMERCIAL**
- NCT-2
 - Mission Street NCT
 - Valencia Street NCT
 - SoMa NCT
 - NC-1, NC-2
 - NC-3
 - NC-S
 - 24th-Mission NCT

- RESIDENTIAL**
- SB-DTR
 - RTO-Mission
 - RM-1, RM-2, RM-3
 - RH-1, RH-2, RH-3, RED

- PDR**
- M-2 (Port)
 - PDR-1-G
 - PDR-1-D

- Open Space (P)
- P

- Life Science and Medical SUD
- Innovative Industries SUD
- Transit Oriented Retail SUD

What is the Outcome?

- 7500-10,000 new units projected

Housing Type	UMU only	Rest of EN
Market Rate	2025	3025
Inclusionary	250	525
Land Dedication	215	n/a
Middle Income	285	n/a
MOH Funded	700	450
Hsg Preservation		150
	app. 3500 new units, 42% affordable	app. 4200 new units, 27% affordable

***YIELD:
35% BMR***

***•31% affordable to
low-moderate***

***•4% to middle
income***

Redevelopment and Area Plans

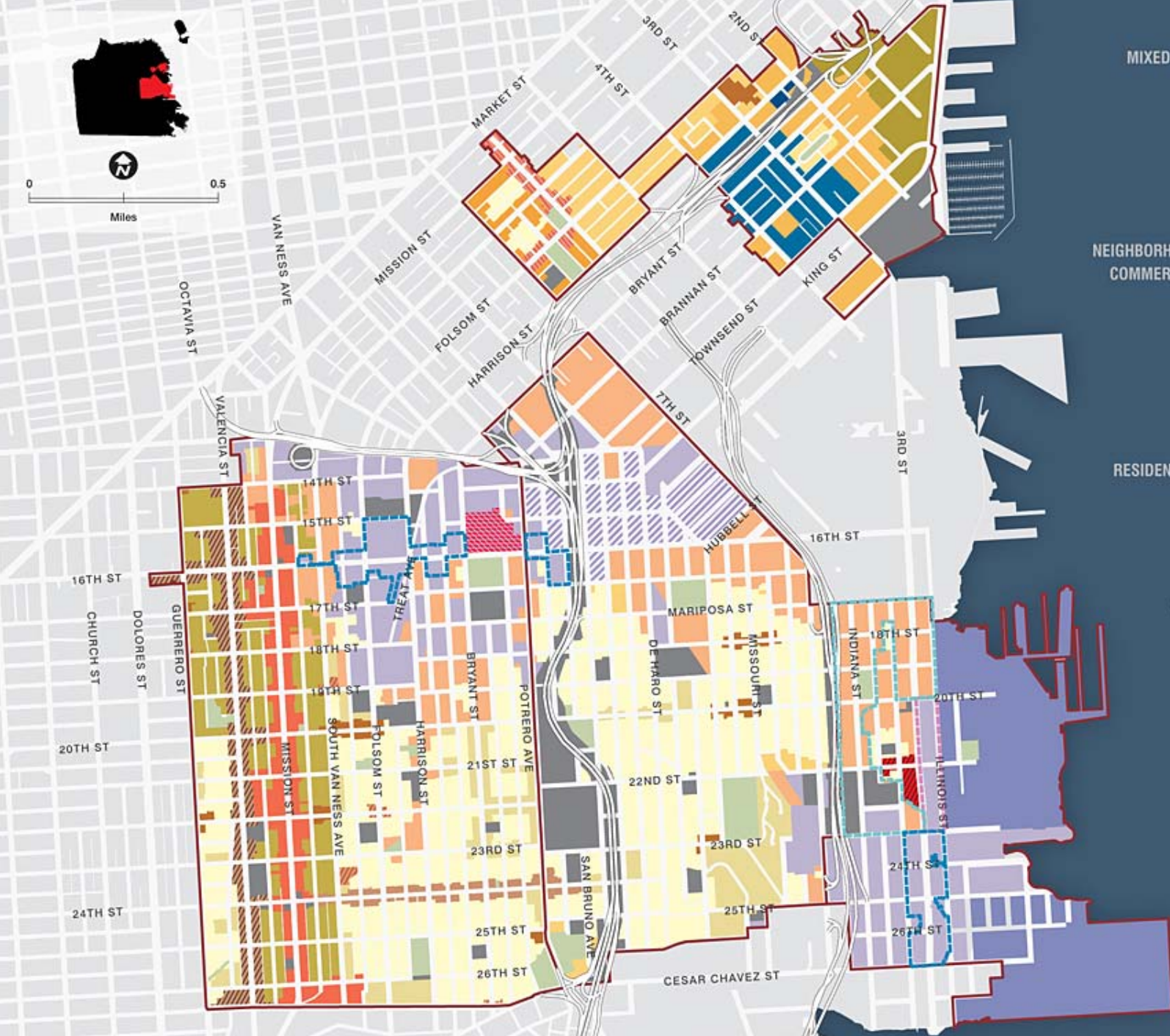
BAYVIEW PLAN	3,724	38%	1,398	\$100 million
MISSION BAY	6,000	28%	1,680	\$128 million
TRANSBAY	3,465	36%	1,238	\$ 108 million
HUNTERS POINT	1,500	32%	480	\$60-\$70 million
TREASURE ISLAND	6,000	30%	1,800	\$270 million
Total	20,689	33%	6,596	\$666-776 million
EASTERN NGHBDS	7500-10,000	35%	2,575	\$170 million (est)

- All of these plans involve tax-increment financing through redevelopment law

Commission Direction

- *Adopted full proposal with minor changes*
 - *Reviewed feasibility of housing requirements*
 - *Inserted small change to increase equity of requirements on small projects*
 - *Discussed SoMa Youth & Family Zone*

Thank You!



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EASTERN NEIGHBORHOODS

Community Planning

<http://easternneighborhoods.sfplanning.org>



Height Limit Map as Adopted by
Planning Commission, August 7, 2008

Heights in Feet

40	68
45	85
48	90
50	105
55	130
58	150-200
65	OS

