

An aerial photograph of San Francisco, showing the city's dense urban landscape, including the Golden Gate Bridge, the bay, and various city blocks.

EASTERN NEIGHBORHOODS

Planning Commission Update



SAN FRANCISCO
PLANNING
DEPARTMENT

AUGUST 2007

Topics to be Covered Today

- Draft Socio-Economic Impacts Report
- Proposed Eastern Neighborhoods Plan Policies and Rezoning That Addresses Socio-Economic Impacts
- Review of Affordable Housing and Public Benefits Program

EN Rezoning Socio-Economic Impact Report Findings



EN Rezoning Socio-Economic Impact Report Findings

- Portions of the Eastern Neighborhoods are Cultural Hubs for Various Ethnic Groups



EN Rezoning Socio-Economic Impact Report Findings

- Rapid land use changes sometimes result in incompatible uses or displacement of existing uses or residents.



EN Rezoning Socio-Economic Impact Report Findings

- PDR businesses and jobs are disproportionately located in the Eastern Neighborhoods.
- PDR jobs provide jobs to San Franciscans, immigrants and residents of the Eastern Neighborhoods.
- These businesses and jobs are vulnerable to displacement due to current permissive industrial zoning.

EN Rezoning Socio-Economic Impact Report Findings

- Certain types of “new industry” can grow in the Eastern Neighborhoods without displacing PDR.
 - Biotech
 - Nanotech
 - Clean technology
 - Digital media



EN Rezoning Socio-Economic Impact Report Findings

- A substantial portion of Eastern Neighborhoods residents lack a college degree or sometimes even a high school degree.

EN Rezoning Socio-Economic Impact Report Findings

- The poverty rate is higher in the Eastern Neighborhoods.
- The median income is lower in the Eastern Neighborhoods
- A substantial number of affordable housing is located in the Eastern Neighborhoods. This includes SROs, subsidized housing and below-market rate housing.
- New housing in the Eastern Neighborhoods is not within reach of the lower- and middle-income households.

EN Rezoning Socio-Economic Impact Report Findings

- Four of every five households in the Eastern Neighborhoods are renters - a rate higher than the city as a whole.

EN Rezoning Socio-Economic Impact Report Findings

- A disproportionate number of the city's large households live in the Eastern Neighborhoods.



- Artists make up a portion of the population currently living in the Eastern Neighborhoods and cannot afford market rate housing.
- Arts related space in the Eastern Neighborhoods are at risk of displacement by higher-paying land uses.

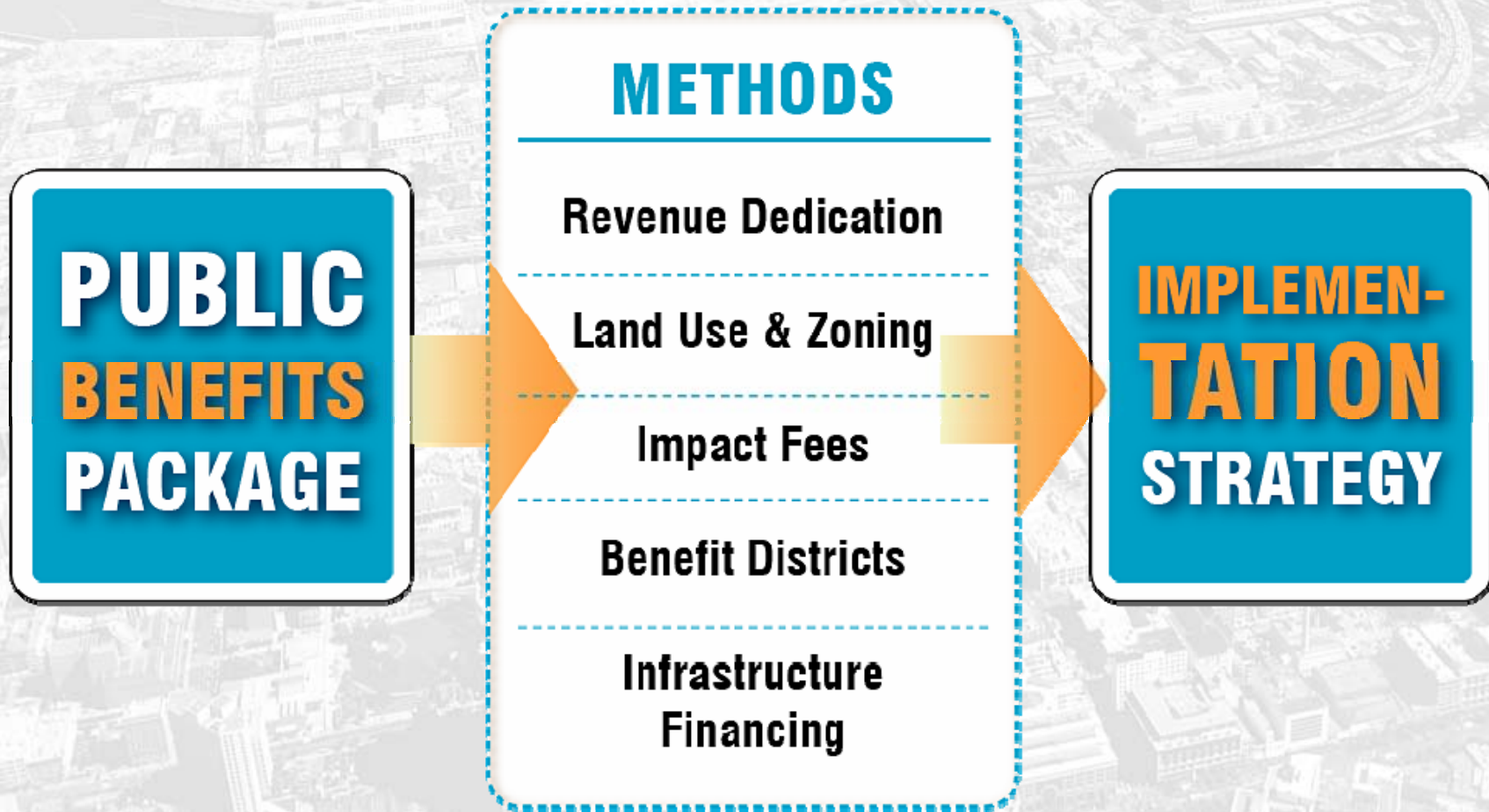
Public Benefits Program



PUBLIC BENEFITS

- New development will intensify demands on limited open spaces, community facilities and services, street network and transit.
- A comprehensive public benefits package will address these public needs and demands.
- Needs Assessment: Analysis to measure each neighborhood's needs for improvements.
- Public Benefits Program: Plan to finance, develop and implement the required improvements.
 - Public Improvements Program
 - Funding Strategy
 - Implementation Plan
 - Monitoring and Reporting

Meeting the Community's Needs



NEEDS ASSESSMENT

Overview

- **Needs Assessment: Analysis to measure each neighborhood's needs for improvements.**
 - Existing needs
 - Needs created by new development

Relevant Studies and Analyses:

- *Supply/Demand Study for Production, Distribution and Repair (PDR) Uses in San Francisco's Eastern Neighborhoods, April 2005*
- *Socio-Economic Impact Analysis (SEIA), March 2007*
- *Eastern Neighborhoods Needs Assessment, September 2006*

CATEGORIES OF ANALYSIS

- Open Space and Recreational Facilities
- Community Facilities - schools, libraries, child care
- Community Development Services - health care, job training, other human services
- Public Safety - police and fire
- Transit /Transportation Improvements
- Streetscape and Public Realm Improvements
- Affordable Housing



QUANTITATIVE ANALYSIS

Existing Neighborhood Goals:

Impacts From New Housing:



Analysis Categories	Existing Need (Surplus)	Future Conditions Needed	Need Projection
Open Space, Parks and Rec Facilities			
Citywide Open Space & Parks	(1,366) acres	18.9 acres	Facilities sufficient to support existing and projected population
Neighborhood Open Space & Pks	2.3 acres	4.2 acres	6.5 acres
Open Space & Parks Maintenance		\$25,908 annl labor cost	30% of 1 Gardener (annual)
Open Space Rec Facilities	126,060 SF	90,614 SF	216,675 SF
Rec Facilities Maintenance	Staffed	\$23,008 annl labor cost	30% of 1 Custodian (annual)

TOTAL NEED

QUANTITATIVE ANALYSIS

Key Findings:

Analysis Categories	Need Factor	
Open Space, Parks and Rec Facilities		
Neighborhood Open Space	1 acres	/1,000 residents w/in 1/4 mi
Open Space & Parks Maintenance	1 Gardener	/15 acres
Open Space Recreational Facilities	21.58 SF	/resident
Recreational Facilities Maintenance	1 Custodian	/ 300-400K SF facilities
Education (Schools)		
High School	0.102 stud	housing unit w/in 1/4 mile
Middle School (6-8)	0.069 stud	
Elementary School (K-5)	0.146 stud	
Library Facilities and Materials		
Public Libraries (New Facilities)	Branch library within 1 mile	
Public Libraries (Materials)	New materials and improvements	
Child Care		
Resident Demand	48.3spaces	/1,000 residents
Worker Demand	46.2spaces	/1,000 workers

Need Projection

14.5 acres of open space

1 Gardener (annual)

903,971 SF of rec facilities

1 Custodian (annual)

No high school needed

1 small middle

or K-8 school needed

Sufficient library facilities

\$999,000 in material costs

5892 child care spaces

QUANTITATIVE ANALYSIS

■ Key Findings:

Analysis Categories	Need Factor	Need Projection
Community Services		
Health Care	0.03 centers /1,000 residents w/in 1 mile	Health & human service equivalent to Citywide average
Human Service Agencies	0.06 centers /1,000 residents w/in ngbhd	
Police Stations and Facilities	2.7 officers /1000 residents	Additional police officers needed
Fire Stations and Facilites	300 second response time	No fire stations needed
Arts and Cultural Facilities	Community access to arts spaces, facilities	New facilities needed
Transit , Transportation & Public Realm		
Transit	Projects under development in cooperation with MTA and SFCTA	
Bicycle	Projects per Streetscape Master Plan, Mission and SOMA Public Realm Plan	
Pedestrian		
Streetscape		
Public Infrastructure		
Utilities	Varies	Sufficient Infrastructure
Housing		
Affordable Housing	64% needed to meet City's affordability goals	4726 new units affordable to low to moderate incomes

QUALITATIVE ANALYSIS

- Feedback at Public Workshops
 - East SoMa Workshops in October 2006, February 2007
 - Mission Workshops in November 2006, March 2007
 - Showplace Square/Potrero Workshops in December 2006
 - Community Groups Meetings in September 2006, November 2006
- Office Hours
 - Throughout Spring/Summer 2007 for each neighborhood
- Feedback Sheet
 - Distributed at Mission and SoMa workshops to solicit independent feedback on affordable housing, public benefits

QUALITATIVE ANALYSIS

Key Findings:

- Affordable housing, open space, transit were key priorities for most neighborhoods
- Cultural preservation and community services also critical for Mission and SoMA neighborhoods
 - Parks, Streets, and Traffic
 - Green space: Trees, Trees, Trees, Trees
 - Better transit and bike/pedestrian amenities
 - Education and education support
 - Sports venues for youth: a baseball park
 - Police, Fire, EMS, libraries
 - Public restrooms!
 - Preservation of Filipino Community
 - Arts and cultural facilities, social and human services

Assessing the Community's Needs

By The Numbers:

On The Ground:

Community Need	Quantitative	Qualitative
Open Space	<ul style="list-style-type: none">• 5.5 acres per 1000 residents Citywide• 1 acre per 1000 residents within a 10 minute walk of every home	<ul style="list-style-type: none">• More open space on Folsom fields• Look at 5th/Clementina, City L-shaped impound parcel• Greyline bus parcel is possible open space site• Filipino Recreation Center - need open space at this site• More community gardens like Howard & Ross St.• More pocket parks in residential areas
Recreational Facilities	<ul style="list-style-type: none">• 21.5 square feet of neighborhood facilities per resident	<ul style="list-style-type: none">• Include recreation uses i.e. soccer fields• Multi-use community facilities• Youth facilities, particularly for youths over 13, needed

Costs to meet these needs could require:

- Over \$50 million towards acquisition of new park space
- Additional funding for park improvements throughout EN
- \$10-20 million to support almost 6000 child care spaces, \$1 million towards library materials, funding for community development
- In excess of \$100 million towards major transportation projects
- Improved streetscapes throughout the project area
- Alley improvements throughout the project area
- \$ (MATT) million towards affordable housing site acquisition and construction

FUNDING STRATEGY

Paying for COMMUNITY NEEDS

- Impact Fees
- Assessment Districts
- Dedicated Tax Revenues
- Regional and State Funding

Paying for COMMUNITY NEEDS

Impact Fees



IMPACT FEE

- Assessed per square foot of new development
- Can only be used to finance impacts caused by new development
- Can only be used to finance capital costs
- Requires nexus study to demonstrate impact being addressed by fee

Paying for COMMUNITY NEEDS Impact Fees

NEED

costs to meet needs

FEASIBILITY

financial burden on development

NEXUS

“proportionality” between impact and charge assessed



IMPACT FEE

Paying for COMMUNITY NEEDS

Impact Fees: Value Capture

**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**

**VALUE
CAPTURE**

Paying for COMMUNITY NEEDS – Impact Fees: Feasibility Analysis

Example Site 1	
Size	41,994 SF or 0.96 Acres
Inclusionary Housing	15% Onsite
Changes	
Zoning	M-1 to MUP
	Remove Density Limit (600 Lot SF per Unit)
Height	50 to 55 Feet
	0 Floors Added
Units	70 to 108
Parking	1 to .75 Space/Unit
EN Public Benefit Fund	\$15/NRSF
Approximate Site Value	\$9.8M to \$12.0-12.2M
	23 to 25% Increase

Paying for COMMUNITY NEEDS – Impact Fees: Feasibility Analysis

Example Site 2	
Size	14,825 SF or 0.34 Acres
Inclusionary Housing	15% Onsite
Changes	
Zoning	SSO to MUR Remove Density Limit (200 Lot SF per Unit)
Height	40 to 85 Feet 4 Floors Added
Units	27 to 63
Parking	1 to .75 Space/Unit
EN Public Benefit Fu	\$25/NRSF
Approximate Site Val	\$3.8M to \$5.3M

Paying for COMMUNITY NEEDS – Impact Fees



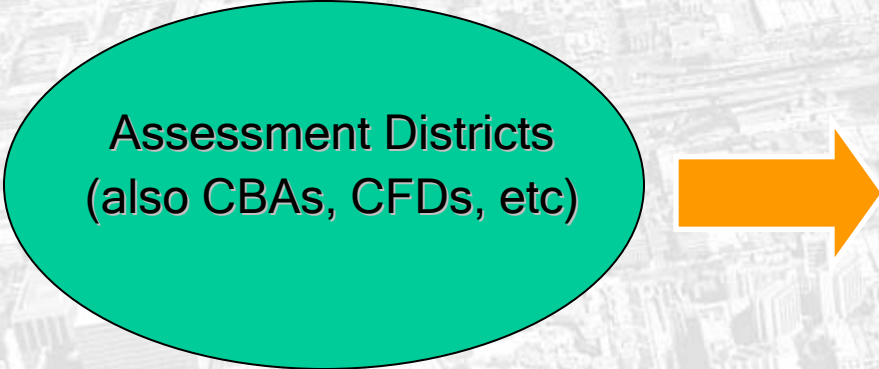
- Affordable Housing
- Open Space and Recreational Facilities
- Community Facilities - facilities and other capital needs
- Community Development Services - facilities and other capital needs
- Transit /Transportation Improvements
- Streetscape and Public Realm Improvements

Paying for COMMUNITY NEEDS - Impact Fees



- Can be fee or other exaction
- Assessed on net new square feet where additional development potential is granted.
- Assessed on net new SF only
- Rates vary based on impact of Residential, Commercial, & PDR
- Can be structured to incentivize reuse of vacant sites
- Can yield from \$75-\$133K funding for improvement projects

Paying For COMMUNITY NEEDS Assessments

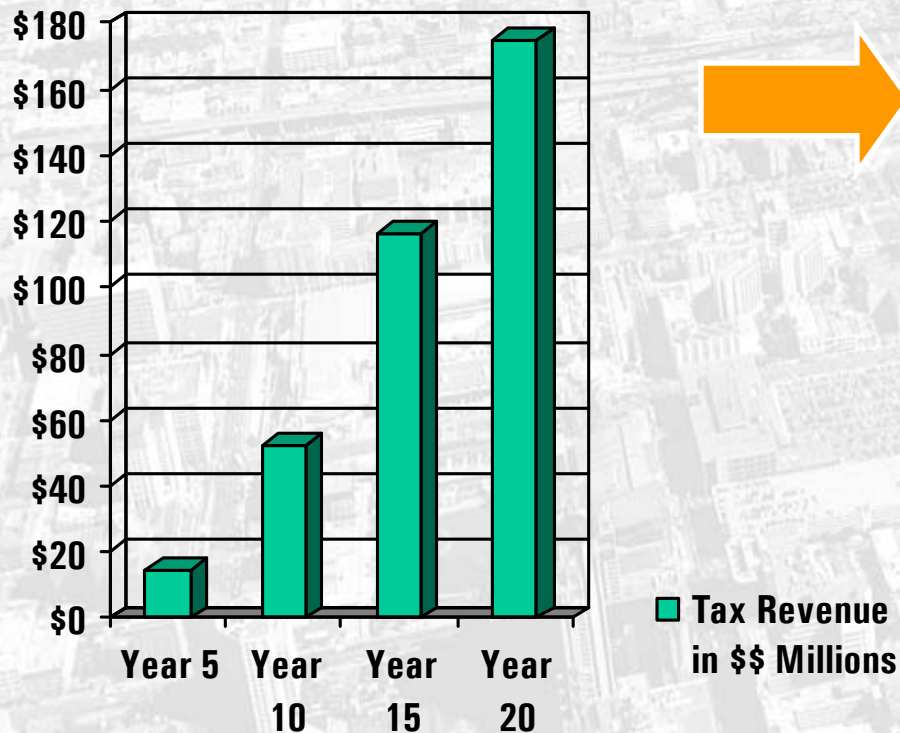


Assessment Districts
(also CBAs, CFDs, etc)

- Assessment & CFDs require 2/3 Vote
- Currently used in retail districts; landscape and lighting districts
- Use for Ongoing Maintenance: Open space and streetscape maintenance, increased police, etc
- In addition to new development, 67,000 existing residents, 14,000 new residents, and businesses could contribute

Paying For COMMUNITY NEEDS Dedicated Tax Revenue

General Fund Dedication



- Authorized at state level
- Revenue targeted for specific improvements
- Use for Major Capital Improvements, i.e. transit, streetscape, affordable housing, maintenance of above.
- New development could bring up to \$172 million to City's General Fund over next 20 years.

MEETING COMMUNITY NEEDS

Regional and State Funding

- State / Regional / Local Match
 - In-process application for ABAG's PDA designation
- Grants and Propositions
 - Working with DPW, MTA, Rec/Park and MOH

MEETING COMMUNITY NEEDS

Non-Revenue Sources

Zoning Requirements:

- Street tree planting, landscaping
- Provision of private open space
- “Green” construction

In-Kind Provisions:

- Streetscape improvements
- Dedication of open space
- Provision of public facilities
- Increase in affordable housing provision

Implementing the Plan

- Who collects and monitors proceeds?
- Who directs expenditures of revenue?
 - Community: CAC/ Advisory Committee
 - City: Interagency Planning and Implementation Committee, Capital Planning Committee
- How monitor expenditures, progress?
 - Annual expenditure plan
 - Monitoring report
 - Annual hearing at Planning Commission
- How create a flexible fund?
 - Change priorities as needs shift
 - Change funding directives as other sources meet needs

THANK YOU
FOR YOUR ATTENTION