



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: JULY 8, 2008
TO: INTERESTED PARTIES
FROM: KEN RICH,
EASTERN NEIGHBORHOODS PROJECT MANAGER
RE: EASTERN NEIGHBORHOODS DEVELOPMENT PIPELINE

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Please see below for some calculations related to alternative “grandfather” dates for the Eastern Neighborhoods Pipeline that have been suggested by various stakeholders

Original Staff Proposal:

- Pipeline projects which required zoning changes when filed would be subject to all Eastern Neighborhoods fees and requirements (= approximately 2,000 units)
- Pipeline projects which did not require zoning changes when filed, would be subject to EN fees and affordable housing requirements only if filed after January 19, 2007. (= approximately 2,000 units). For these units, alternative grandfather dates would have the implications shown in the table below

Alternative “Grandfather” Dates for 2,000 code-compliant units

Date	Event	Before Date (i.e. “grandfathered”)		After Date (i.e. not grandfathered)		Impact On Total Public Benefits Fee Revenues
		Projects	Units	Projects	Units	
2/12/04	Res. 17627	5	14	102	2,159	- \$129,000
2/14/06	2660 Harrison	54	979	54	1,194	- \$9.1 million
1/19/07 ¹	EN Res.	66	1,208	42	965	- \$11.2 million
8/30/07	Comm. Springing Conditions decision	79	1,637	29	536	- \$15.1 million

¹ Staff proposal