



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Mission Action Plan 2020

HEARING DATE: JUNE 23, 2016

Project Name: **Mission Action Plan 2020**
Case No.: **2015-000988CWP**
Staff Contact: Claudia Flores, Sr. Community Development Specialist
Claudia.Flores@sfgov.org, (415) 558-6473
Recommendation: **None Informational**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

This memo is an update on the Mission Action Plan 2020 (MAP2020) work and a summary of next steps.

The May 5th memorandum to the Planning Commission stated that there would be an “endorsement” action at the June 23rd hearing for what we had called “Phase 1” or the shorter term (6-12 months) items in the Plan. This was proposed as a compromise because of certain topics that some community participants felt need to be discussed further and detailed before all participants could move forward with the entire Plan. The compromise was proposed in order to not delay some critical neighborhood stabilization strategies. We are no longer asking for an endorsement action today on the Plan because we are continuing to work through the issues below but anticipate requesting an action in a few more months when some consensus is reached on those issues.

One of the specific sticking points has been how to address the amount of market rate units currently in the pipeline given the recently approved inclusionary measure on the ballot which contains grandfathering provisions for pipeline projects. MAP2020 community participants would like to see pipeline projects contribute significantly more community benefits (affordable housing, PDR, small business stabilization, etc.) than the required minimums to help advance the goals and objectives of MAP2020. Community participants believe this will help offset the potential gentrification and displacement effects these predominantly market-rate housing projects could have on the neighborhood. MAP2020 community and City participants discussed the importance of increasing inclusionary requirements as one of many solutions to the crisis. However, the June 7, 2006 voter approved Inclusionary Legislation was being discussed parallel but outside of the MAP2020 process. Community participants in particular feel that the Mission community’s concerns were not included in those conversations early on nor included in the final legislation, and feel disappointed in the outcome given that the Mission’s low to moderate income residents, its businesses and community organizations are among the most impacted by the affordability crisis.

Another sticking point has been the desire to see more details on the proposed zoning changes that have been discussed to date.

As a result, we are still proposing to move forward with the shorter term (6-12 month) items and continue to address and work through the challenges but not yet have the endorsement action at the June 23rd hearing. The hearing will instead be a progress report on the work. Even if no endorsement action is taken at this time, we are prioritizing and moving forward with the shorter term items because they are urgent items related to tenant, business, and community organizations protections as well as enforcement and process improvements measures and therefore of critical importance for the more immediate retention and stabilization of the neighborhood.

The full set of solutions was included as Exhibit 1 in the May 5th Memo.

NEXT STEPS

We will continue to work on resolving the challenging topics for which we have not reached consensus and come back to the Planning Commission before the summer recess with more detailed zoning proposals on the following topics (many of which will require environmental review as well as formal initiation and adoption or legislative action):

- Any specific recommendations regarding pipeline projects
- Zoning changes to strengthen PDR retention in various zoning districts (PDR, NCT, UMU), including requirement of some PDR in UMU districts
- Zoning changes to strengthen small business retention in the NCT districts
- Zoning changes to incentivize the production of affordable housing (both inclusionary and 100% affordable)
- The Latino Cultural District and an Arts District

As a reminder, interim measures for Calle 24 and the Mission at large are also in effect while the Plan is being finalized.

Additional opportunities for input and engagement will be announced as soon as they are scheduled and they will also be available on the website www.sfplanning.org/map2020 or by calling the staff contact on this memo.

RECOMMENDATION: None Informational Update