

Real-World Problems with the Eastern Neighborhoods Plan

New apartments/condos in Potrero Hill/Dogpatch
in the plan, 2010-2025:

3735

New apartments/condos in Potrero Hill/Dogpatch
in the Planning Department, June 2013:

4250

New apartments/condos in the Eastern Neighborhoods
in Plan Bay Area, 2010-2040:

9000

New apartments/condos in the Eastern Neighborhoods
in the Planning Department, June 2013:

8858

plus:

- Artificially reduced impact fees
(30-40% of what the impacts really are)
- Massive future property tax \$ for SF
(\$45 million a year, instead of an expected \$8 million per)
without any of it coming back in improved infrastructure
(transit, parks, schools, sewer, etc)
- Ugly buildings,
with few amenities or services on the ground floor

Potential Eastern Neighborhoods Reform Measures

Developer exactions

(would only affect future project applications)

- Building height should be the building height as listed in the zoning - No additional height for equipment
(change in state building code)
- UMU first floor- no more than 60% housing
 - Increased arts/services and commercial, more eyes on the street
- Raise impact fees to nexus levels
 - Need 2-3x as much as currently collected, according to Planning
 - Fees were lowered to increase development – now need to slow down

City contributions and checks/balances

(could affect current pipeline projects)

- Citizens Review Boards, elected by neighborhoods
(charter amendment)
 - Similar to community boards in NYC and Washington
 - Project review in each neighborhood, from residents
 - If not approved, supermajority at Planning Commission
 - PC can be overturned by majority of Supervisors
- Eastern Neighborhoods Infrastructure Finance District
(may need adjustment in state law)
 - Taking a portion of future increases in property tax revenue to support infrastructure in the EN
- Metering of development
(planning code amendment)
 - Stop building permits, OR make everything conditional use, for market rate development unless affordable housing, better transit, schools, etc is built
 - Possible exemption for projects paying full impact fees
 - Drastic? Perhaps, but it beats a CEQA lawsuit