

1 [Calling for a Comprehensive Analysis on the State of Housing and Production, Distribution,
2 and Repair in the Mission]

3 **Resolution calling on the Planning Department to produce a comprehensive**
4 **series of reports about the status of the Mission Area Plan of the Eastern**
5 **Neighborhoods, especially with respect to its two primary goals of expanding the**
6 **production of affordable housing and the preservation of Production,**
7 **Distribution, and Repair uses in the Mission and report back to the Board of**
8 **Supervisors.**

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10 WHEREAS, The Department of City Planning shapes the future of San Francisco
11 and the region by generating a vision for the General Plan and in neighborhood plans,
12 encouraging a broad range of housing and a diverse job base, and enforces the
13 Planning Code; and

14 WHEREAS, The economic projections that serve as the foundation for the
15 Eastern Neighborhoods rezoning have changed, because the Great Recession and
16 subsequent recovery created very different market conditions than could have been
17 anticipated in 2006-07 when the projections were made; and

18 WHEREAS, The Board of Supervisors adopted the Mission Area Plan of the
19 Eastern Neighborhoods in December 2008 with the preface stating that “[a]t their core,
20 the Eastern Neighborhoods Plans try to accomplish two key policy goals: 1) to ensure a
21 stable future for Production, Distribution and Repair (PDR) businesses in the City,
22 mainly by reserving a certain amount of land for this purpose; and 2) to provide a
23 significant amount of new housing available to low, moderate and middle income
24 families and individuals, along with ‘complete neighborhoods’ that provide appropriate
25 amenities for these new residents”; and

1 WHEREAS, The latest report published by the Planning Department about the
2 Mission Area was the "Mission Area Plan Monitoring Report 2006 – 2010" on file with
3 the Clerk of the Board of Supervisors in File No. 150461, which is hereby declared to be
4 a part of this resolution as if set forth fully herein, for a time period that included only the
5 first two years of the Eastern Neighborhoods Plans and there have been no subsequent
6 reports about the progress against the Eastern Neighborhoods Plan or the Mission Area
7 Plan; now, therefore, be it

8 RESOLVED, That the Board of Supervisors requests that the Planning
9 Department develop analyses and reports about the implementation of the Mission Area
10 Plan of the Eastern Neighborhoods Plans to include, but not be limited to: 1) A complete
11 report on all PDR demolitions and conversions, both permitted and unpermitted in the
12 Mission, estimating the workforce impact, and detailing the addresses and square
13 footage lost, and comparing these actual figures to the standards and projections for the
14 Eastern Neighborhoods Plans, and comparing these statistics for the Mission Plan Area
15 against the other areas in the Eastern Neighborhoods; and 2) A complete report on all
16 Market Rate Housing and Affordable Housing production in the Mission Area including
17 the locations of new housing developments, the number of units in each development
18 and the cost of these units including Homeowner Association (HOA) fees where
19 applicable and comparing this data to the projections and standards for the Eastern
20 Neighborhoods Plan; and 3) An analysis of the Eastern Neighborhoods Nexus Study on
21 file with the Clerk of the Board of Supervisors in File No. 150461, which is hereby
22 declared to be a part of this resolution as if set forth fully herein, to assess whether the
23 Impact Fees have been and are projected to be collected are sufficient for mitigating the
24 impacts of current and pipelined development in the Mission; and, be it

25 FURTHER RESOLVED, That the Board of Supervisors requests these reports to
be completed and presented to the Board of Supervisors at a public hearing before
October 15, 2015.

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