

SESSION 5:

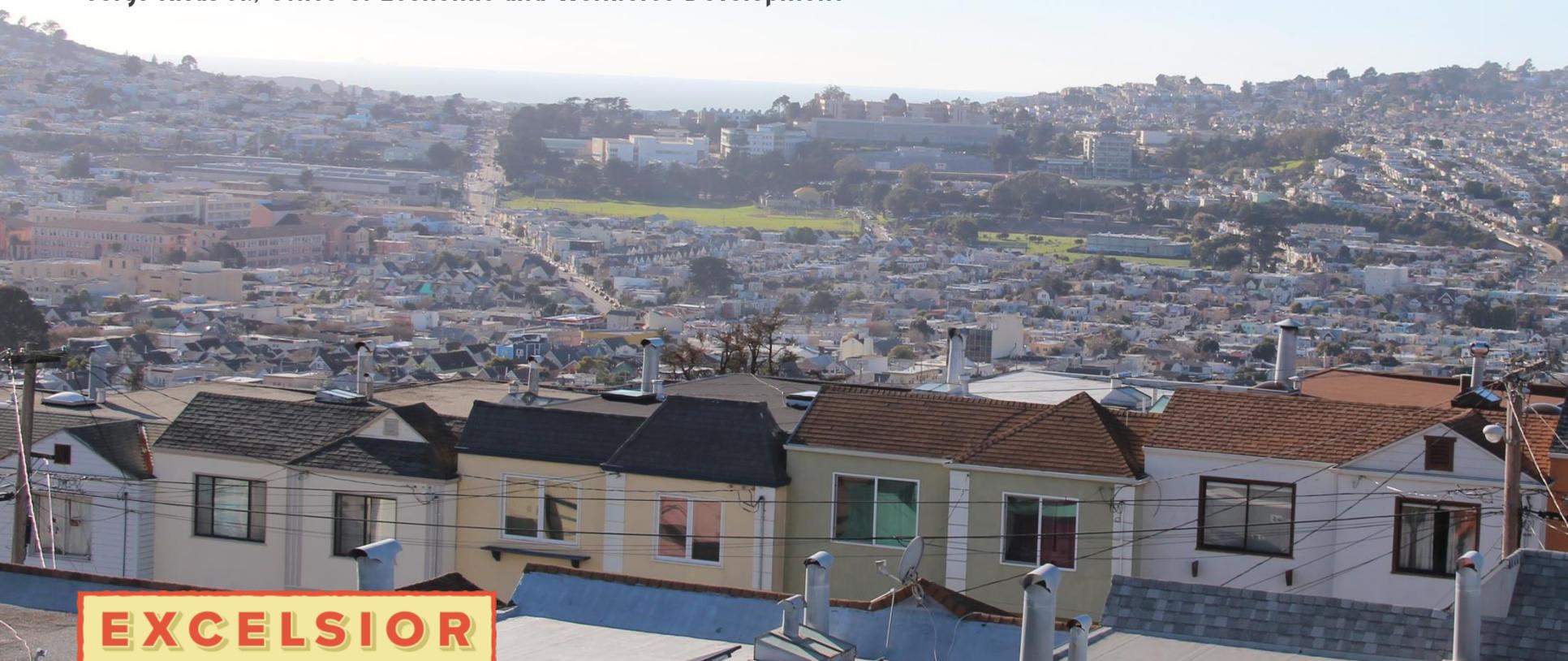
LAND USE & HOUSING DATA GUIDE

Excelsior and Outer Mission Land Use and Housing Working Group

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Jorge Rivas Jr., Office of Economic and Workforce Development



**EXCELSIOR
OUTER MISSION**

NEIGHBORHOOD STRATEGY

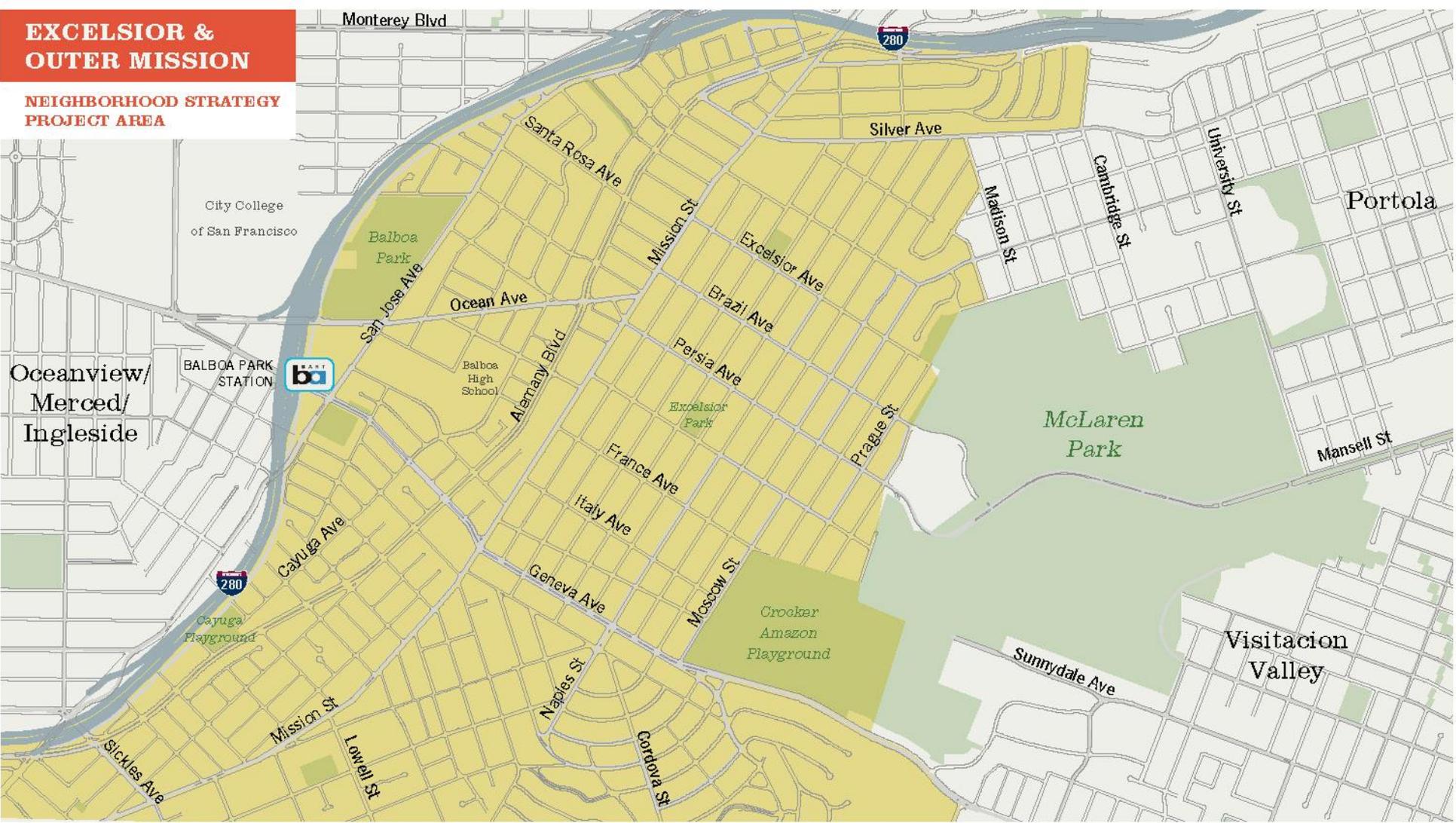
**San Francisco
Planning**

SAN FRANCISCO
Office of Economic and Workforce Development

**INVEST
NEIGHBORHOODS**

EXCELSIOR & OUTER MISSION

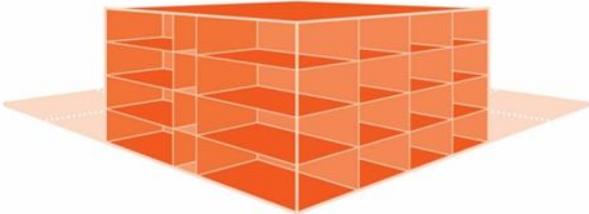
NEIGHBORHOOD STRATEGY PROJECT AREA



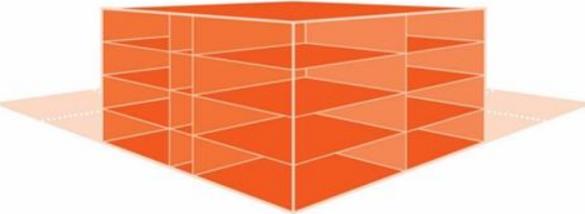
Project Area – Excelsior & Outer Mission Neighborhood Strategy

DEFINING DENSITY

Allowing more housing units on a parcel of land.



32 UNITS

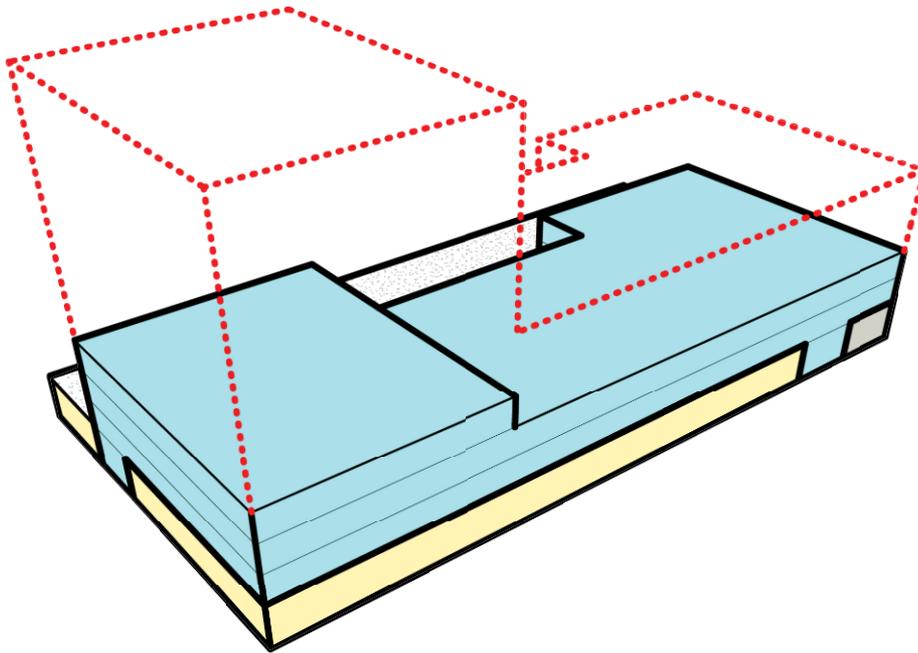


16 UNITS



8 UNITS

DENSITY BASED ON BUILDING SIZE – AN ILLUSTRATION



BASE CASE

Building Envelope

- Existing Height Limit
- Commercial and Parking
- Residential, Under Existing Controls

NC-3

130-E

35,000 sf Lot Area

Density: 1/600 sf

60 Units Allowed

- Encouraging density allows more housing to be developed on a parcel of land.
- For example, building to the red dotted line instead of the yellow & blue boxes.

**EXCELSIOR
OUTER MISSION**

NEIGHBORHOOD STRATEGY

EXAMPLE OF DENSITY

More housing overall also means **more housing options** for **all households** and incomes, **and more inclusionary affordable** units for low and moderate income households.

The **calculations below** represent how density increase allow more housing units to be constructed on the same parcel of land.

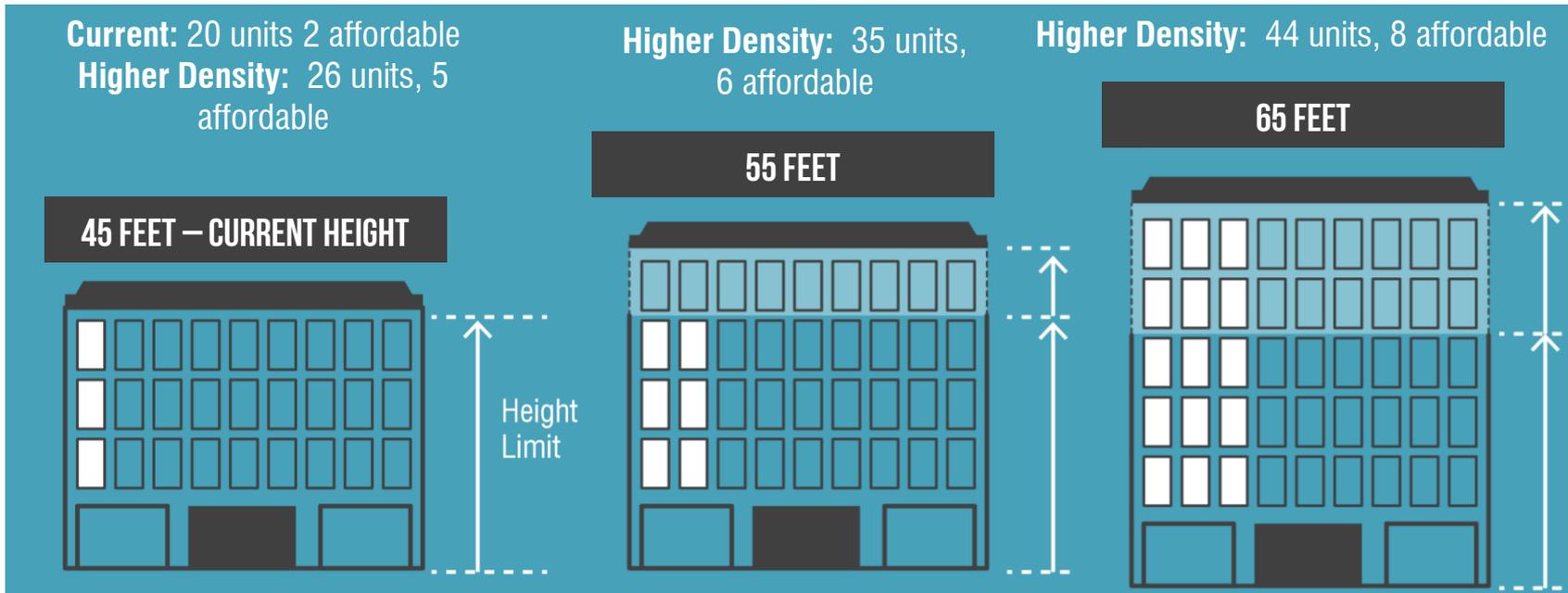
Current Zoning – Vacant Lot	
Square Footage	11,749
Units Allowed	20
Affordable Units Required (12%)	2
Min. Number of 2 & 3 bedroom units	5

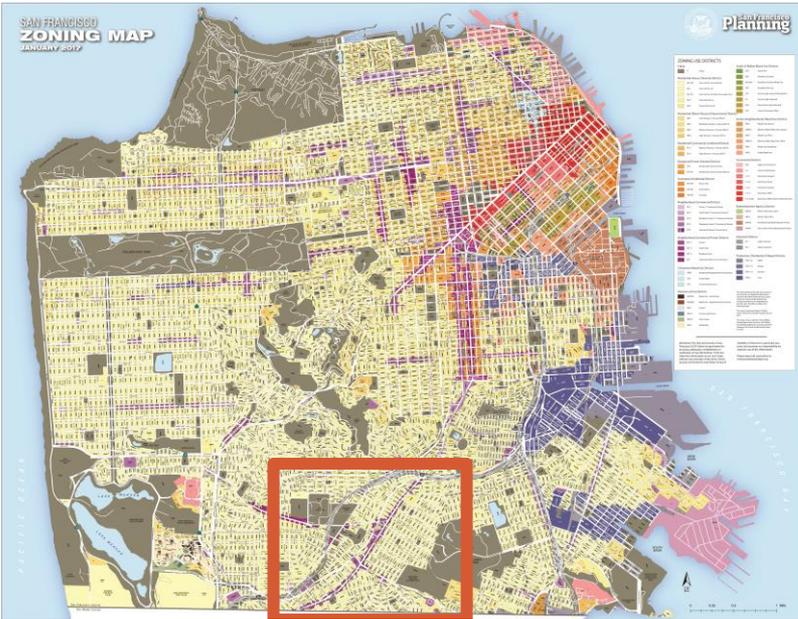
Increased Density- Vacant Lot	
Square Footage	11,749
Units Allowed	26
Affordable Units Required (18%)	5
Min. Number of 2 & 3 bedroom units	7

HEIGHT INCREASES

The **calculations below** represent how a density increase paired with a height increase allows more housing units to be constructed on the same parcel of land.

Increasing height without changing the density would **not** increase the number of housing units that could be constructed on a parcel of land.





Neighborhood Commercial Districts

- NC-1 Cluster (1 Commercial Story)
- NC-2 Small-Scale (2 Commercial Stories)
- NC-3 Moderate-Scale (3+ Commercial Stories)
- NC-5 Shopping Center (2 Commercial Stories)
- NCD Individual (Named, Controls Vary)

Neighborhood Commercial Transit Districts

- NCT-1 Cluster
- NCT-2 Small Scale
- NCT-3 Moderate Scale
- NCT Individual (Named, Controls Vary)



ZONING USE DISTRICTS

Public

- P Public

Residential, House Character Districts

- RH-1(D) One Unit Per Lot, Detached
- RH-1 One Unit Per Lot
- RH-1(S) One Unit Per Lot, Minor Secondary Unit
- RH-2 Two Units Per Lot
- RH-3 Three Units Per Lot

Residential, Mixed (Houses & Apartments) Districts

- RM-1 Low Density (1 Unit per 800 sf)
- RM-2 Moderate Density (1 Unit per 600 sf)
- RM-3 Medium Density (1 Unit per 400 sf)
- RM-4 High Density (1 Unit per 200 sf)

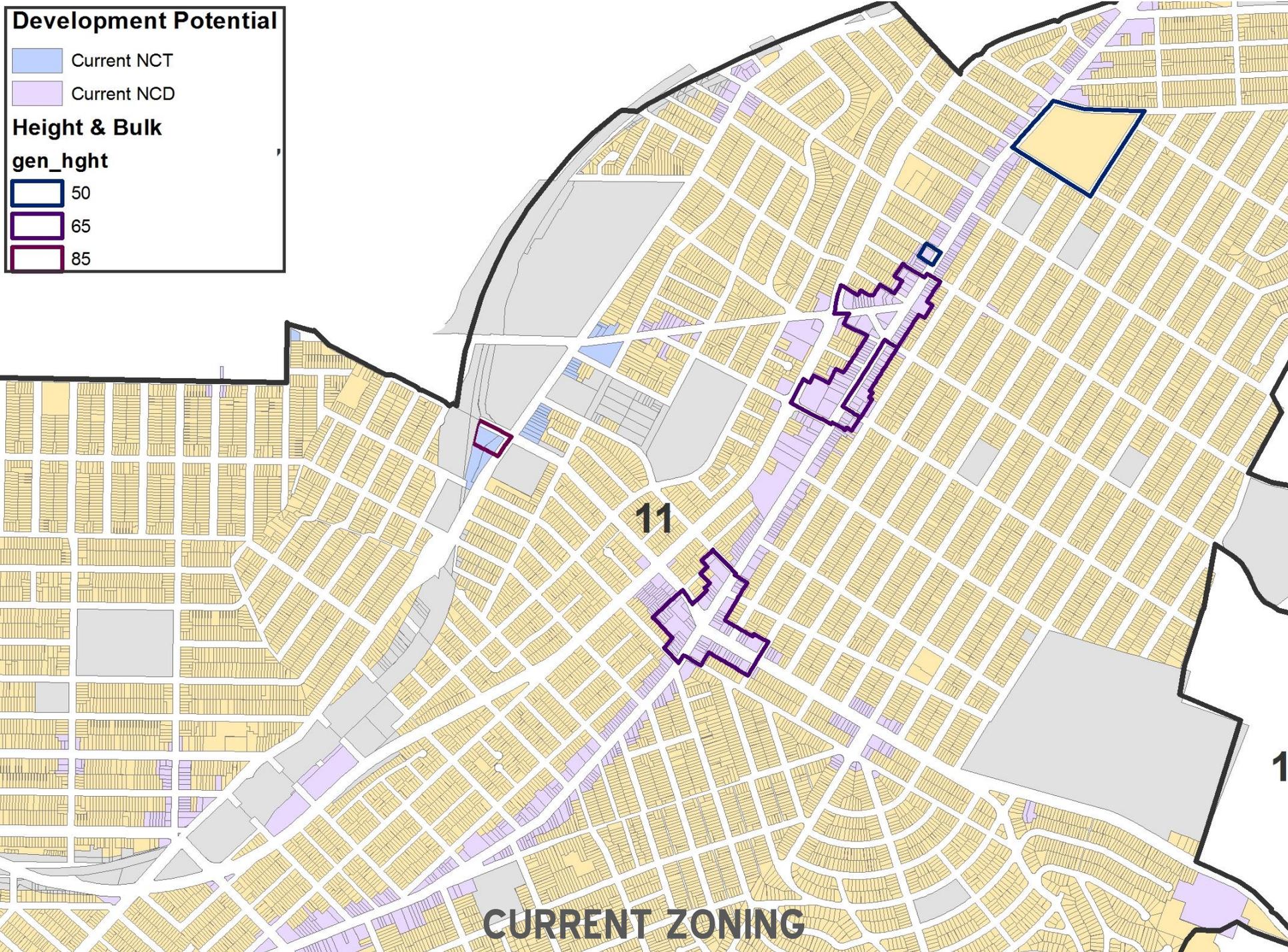
Development Potential

- Current NCT
- Current NCD

Height & Bulk

gen_hght

- 50
- 65
- 85



11

CURRENT ZONING

1

POTENTIAL DEVELOPMENT UNDER CURRENT ZONING

Type of Site	Current Zoning		Increased Density		Increased Density & 55ft		Increased Density & 65ft	
	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable
High Opportunity	522	70	760	109	965	150	1165	190
Medium Opportunity	308	32	463	58	574	83	682	104
Depends on Increased Density			917	64	991	81	1075	92
Depends on Increased Density & Height			1057	42	1335	62	1676	118

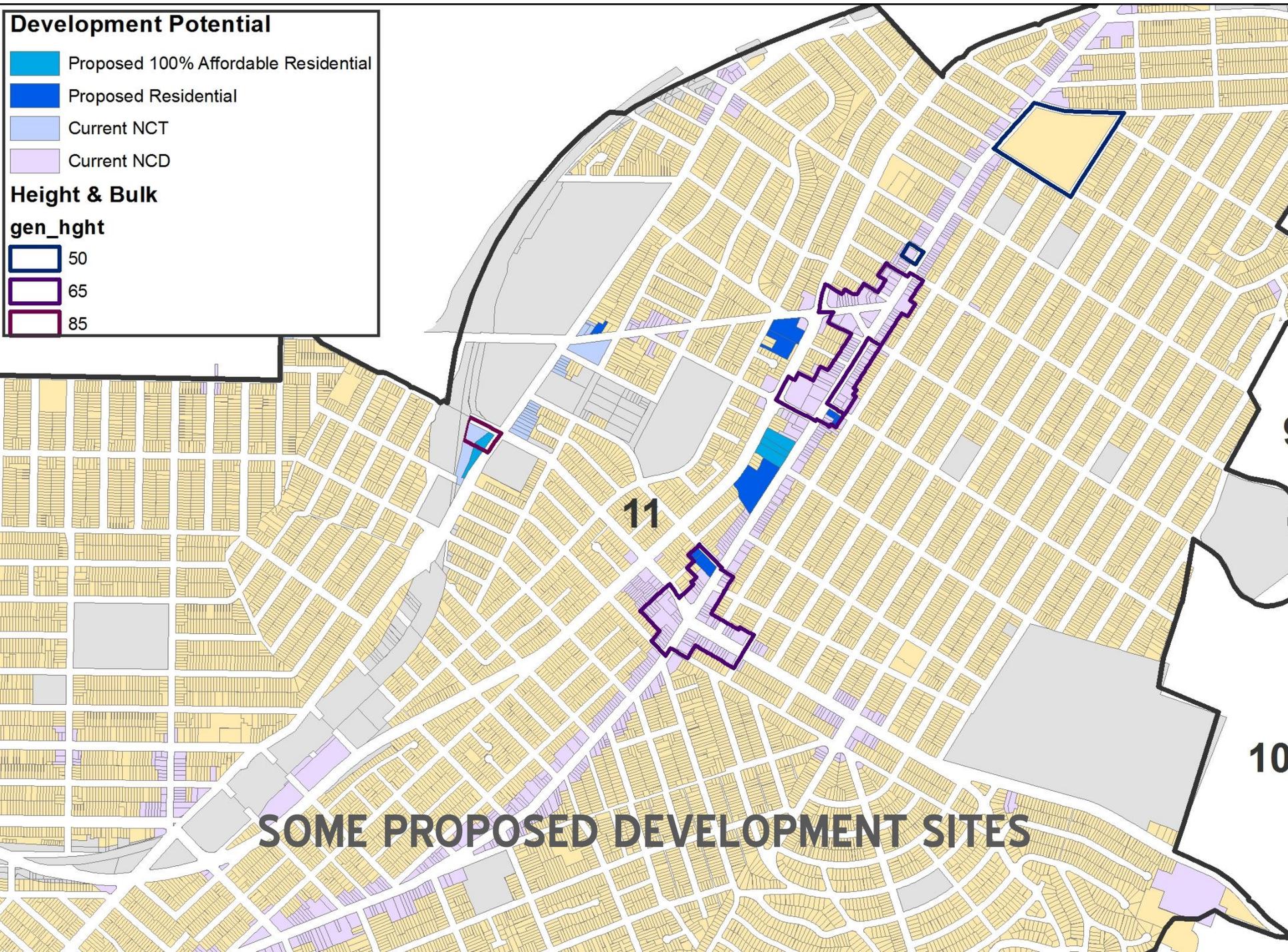
Development Potential

- Proposed 100% Affordable Residential
- Proposed Residential
- Current NCT
- Current NCD

Height & Bulk

gen_hght

- 50
- 65
- 85



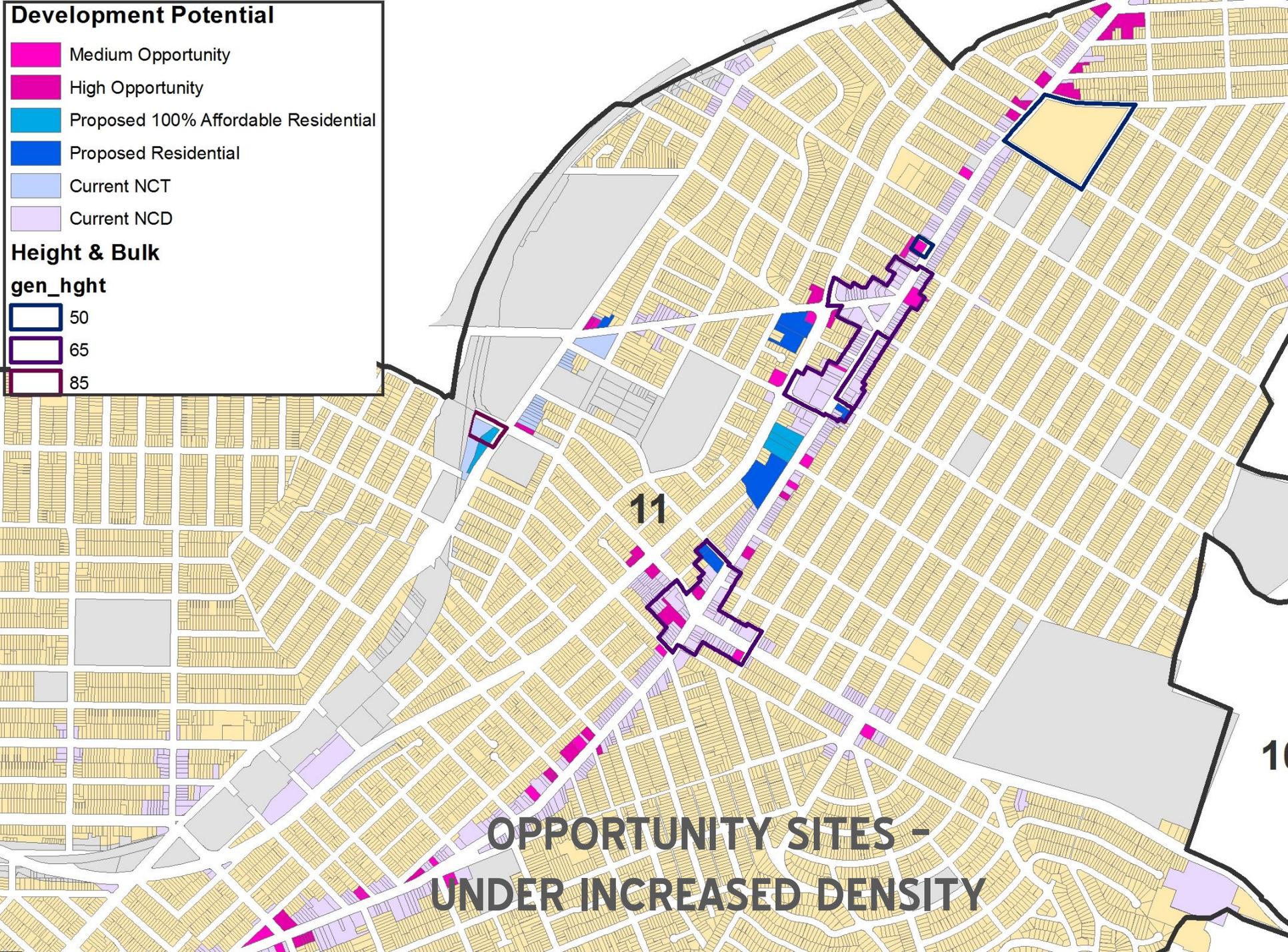
Development Potential

- Medium Opportunity
- High Opportunity
- Proposed 100% Affordable Residential
- Proposed Residential
- Current NCT
- Current NCD

Height & Bulk

gen_hght

- 50
- 65
- 85



**OPPORTUNITY SITES -
UNDER INCREASED DENSITY**

POTENTIAL DEVELOPMENT WITH INCREASED DENSITY

Type of Site	Current Zoning		Increased Density		Increased Density & 55ft		Increased Density & 65ft	
	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable
High Opportunity	522	70	760	109	965	150	1165	190
Medium Opportunity	308	32	463	58	574	83	682	104
Depends on Increased Density			917	64	991	81	1075	92
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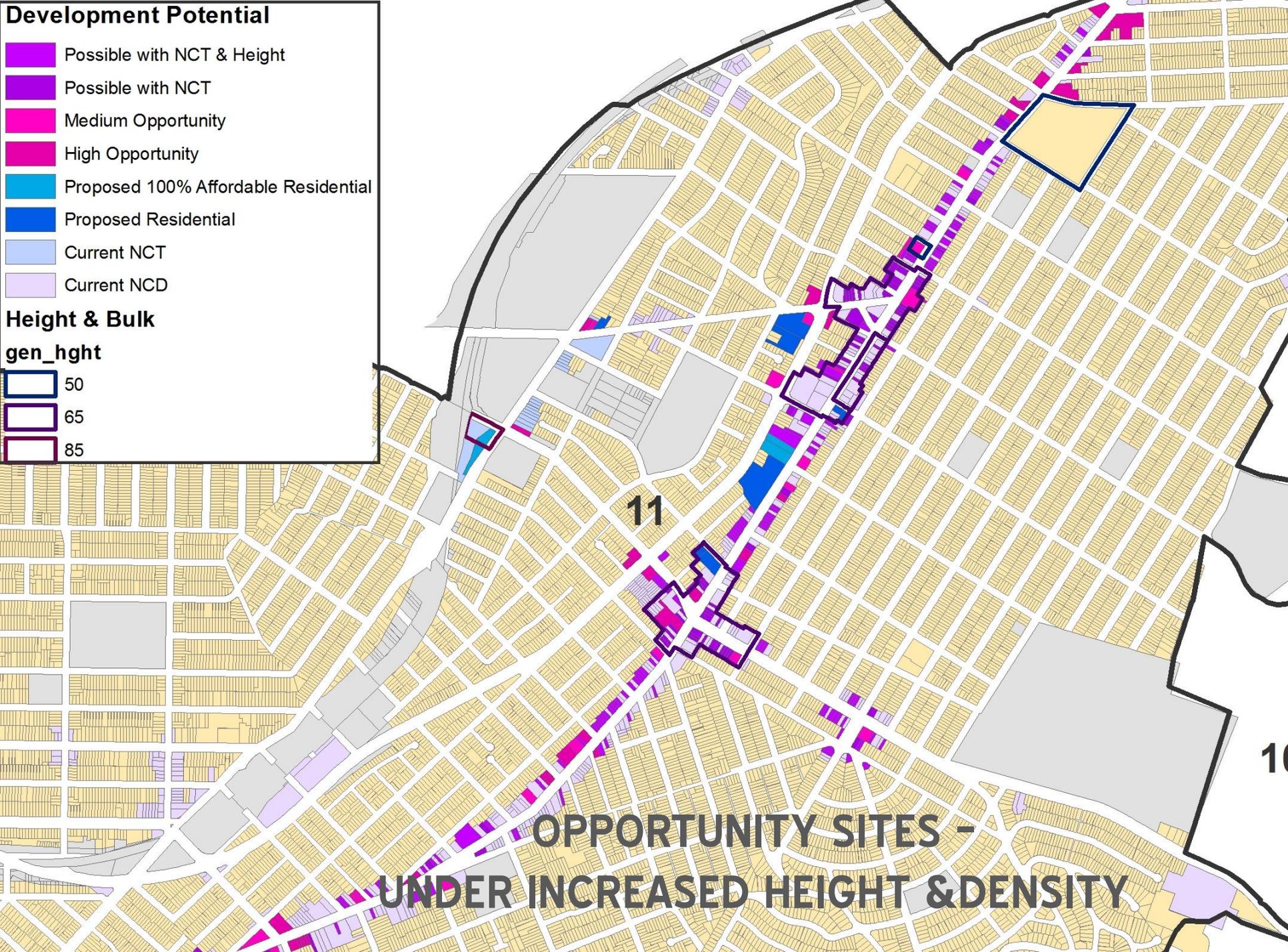
Development Potential

- Possible with NCT & Height
- Possible with NCT
- Medium Opportunity
- High Opportunity
- Proposed 100% Affordable Residential
- Proposed Residential
- Current NCT
- Current NCD

Height & Bulk

gen_hght

- 50
- 65
- 85



**OPPORTUNITY SITES -
UNDER INCREASED HEIGHT & DENSITY**

POTENTIAL DEVELOPMENT WITH INCREASED DENSITY & HEIGHT TO 55 FEET

Type of Site	Current Zoning		Increased Density		Increased Density & 55ft		Increased Density & 65ft	
	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable
High Opportunity	522	70	760	109	965	150	1165	190
Medium Opportunity	308	32	463	58	574	83	682	104
Depends on Increased Density			917	64	991	81	1075	92
Depends on Increased Density & Height			1057	42	1335	62	1676	118

POTENTIAL DEVELOPMENT WITH INCREASED DENSITY & HEIGHT TO 65 FT

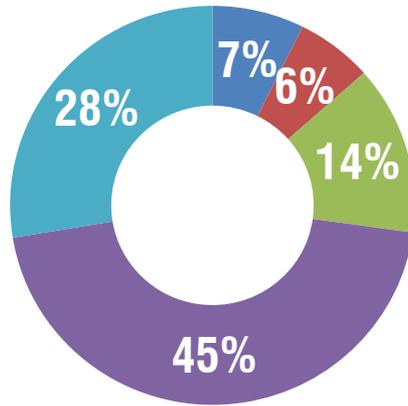
Type of Site	Current Zoning		Increased Density		Increased Density & 55ft		Increased Density & 65ft	
	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable	Total Units	Inclusionary Affordable
High Opportunity	522	70	760	109	965	150	1165	190
Medium Opportunity	308	32	463	58	574	83	682	104
Depends on Increased Density			917	64	991	81	1075	92
Depends on Increased Density & Height			1057	42	1335	62	1676	118

SURVEY RESPONDENTS REGARDING HEIGHT PREFERENCES

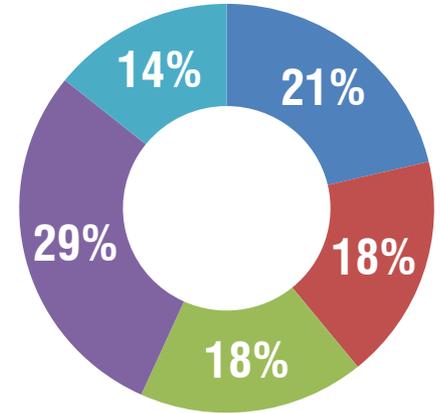
Key

- Very undesirable and not appropriate
- Not appropriate
- Neutral
- Appropriate
- Highly desirable and appropriate

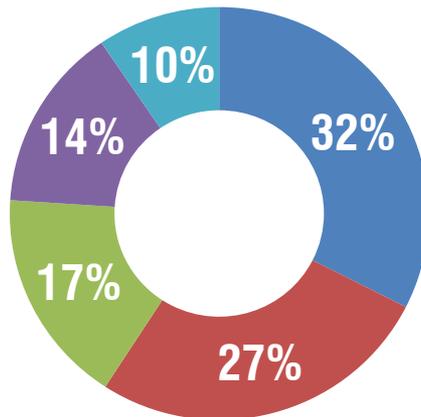
3-4 Story Buildings



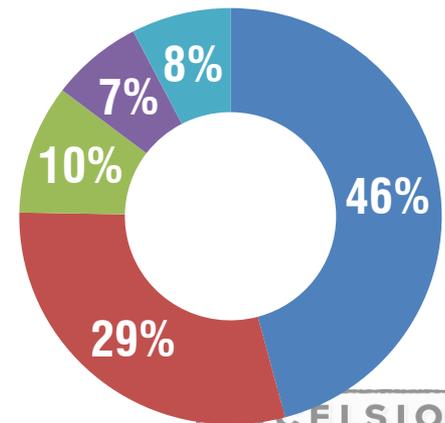
5-6 Story Buildings



6-8 Story Buildings



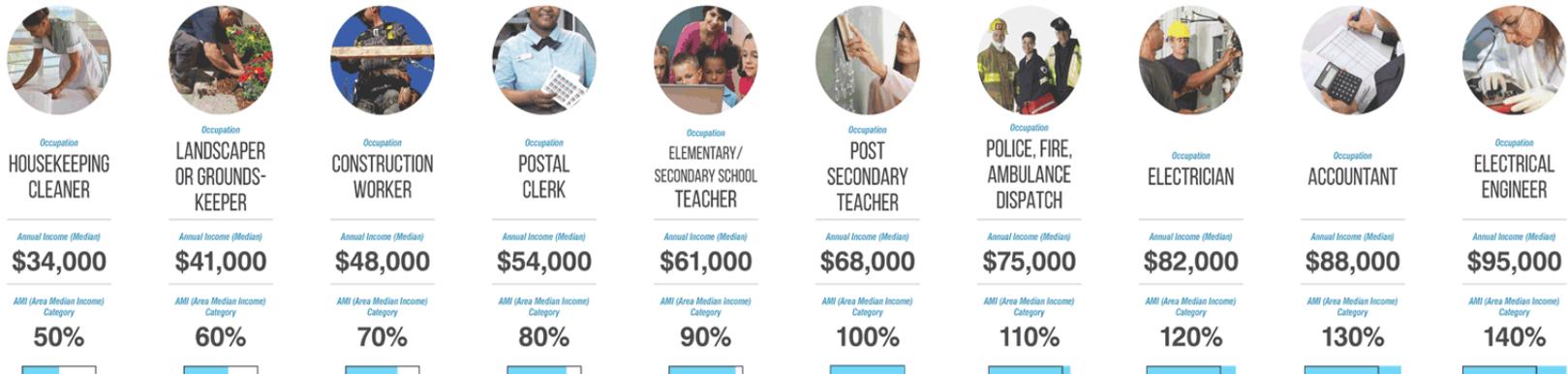
Taller than 8 stories



Who is affordable housing for?

AFFORDABLE RENTS AND SALES PRICES		 1 PERSON	 2 PEOPLE	 3 PEOPLE	 4 PEOPLE
VERY LOW-INCOME HOUSEHOLDS <i>Earn up to 50% of Area Median Income</i>	Rental	\$900	\$1,000	\$1,100	\$1,300
	Owner	\$96,000	\$113,000	\$130,000	\$147,000
LOW-INCOME HOUSEHOLDS <i>Earn up to 80% of Area Median Income</i>	Rental	\$1,400	\$1,600	\$1,800	\$2,000
	Owner	\$197,000	\$228,000	\$260,000	\$291,000
MODERATE-INCOME HOUSEHOLDS <i>Earn up to 120% of Area Median Income</i>	Rental	\$2,100	\$2,400	\$2,700	\$3,000
	Owner	\$331,000	\$382,000	\$432,000	\$483,000
MIDDLE INCOME HOUSEHOLDS <i>Earn up to 140% of Area Median Income</i>	Rental	\$2,500	\$2,800	\$3,200	\$3,500
	Owner	\$398,000	\$458,000	\$519,000	\$579,000

ANNUAL INCOME, BY PROFESSION



Source: San Francisco Mayor's Office of Housing & Community Development, 2015

Note: Incomes may have increased slightly in 2016, but AMI categories still generally correspond.





Occupation
**HOUSEKEEPING
CLEANER**

Annual Income (Median)
\$34,000

AMI (Area Median Income)
Category
50%



Occupation
**LANDSCAPER
OR GROUNDS-
KEEPER**

Annual Income (Median)
\$41,000

AMI (Area Median Income)
Category
60%



Occupation
**CONSTRUCTION
WORKER**

Annual Income (Median)
\$48,000

AMI (Area Median Income)
Category
70%



Occupation
**POSTAL
CLERK**

Annual Income (Median)
\$54,000

AMI (Area Median Income)
Category
80%



Occupation
**ELEMENTARY/
SECONDARY SCHOOL
TEACHER**

Annual Income (Median)
\$61,000

AMI (Area Median Income)
Category
90%



Occupation
**POST
SECONDARY
TEACHER**

Annual Income (Median)
\$68,000

AMI (Area Median Income)
Category
100%



Occupation
**POLICE, FIRE,
AMBULANCE
DISPATCH**

Annual Income (Median)
\$75,000

AMI (Area Median Income)
Category
110%



Occupation
ELECTRICIAN

Annual Income (Median)
\$82,000

AMI (Area Median Income)
Category

120%



Occupation
ACCOUNTANT

Annual Income (Median)
\$88,000

AMI (Area Median Income)
Category

130%



Occupation
**ELECTRICAL
ENGINEER**

Annual Income (Median)
\$95,000

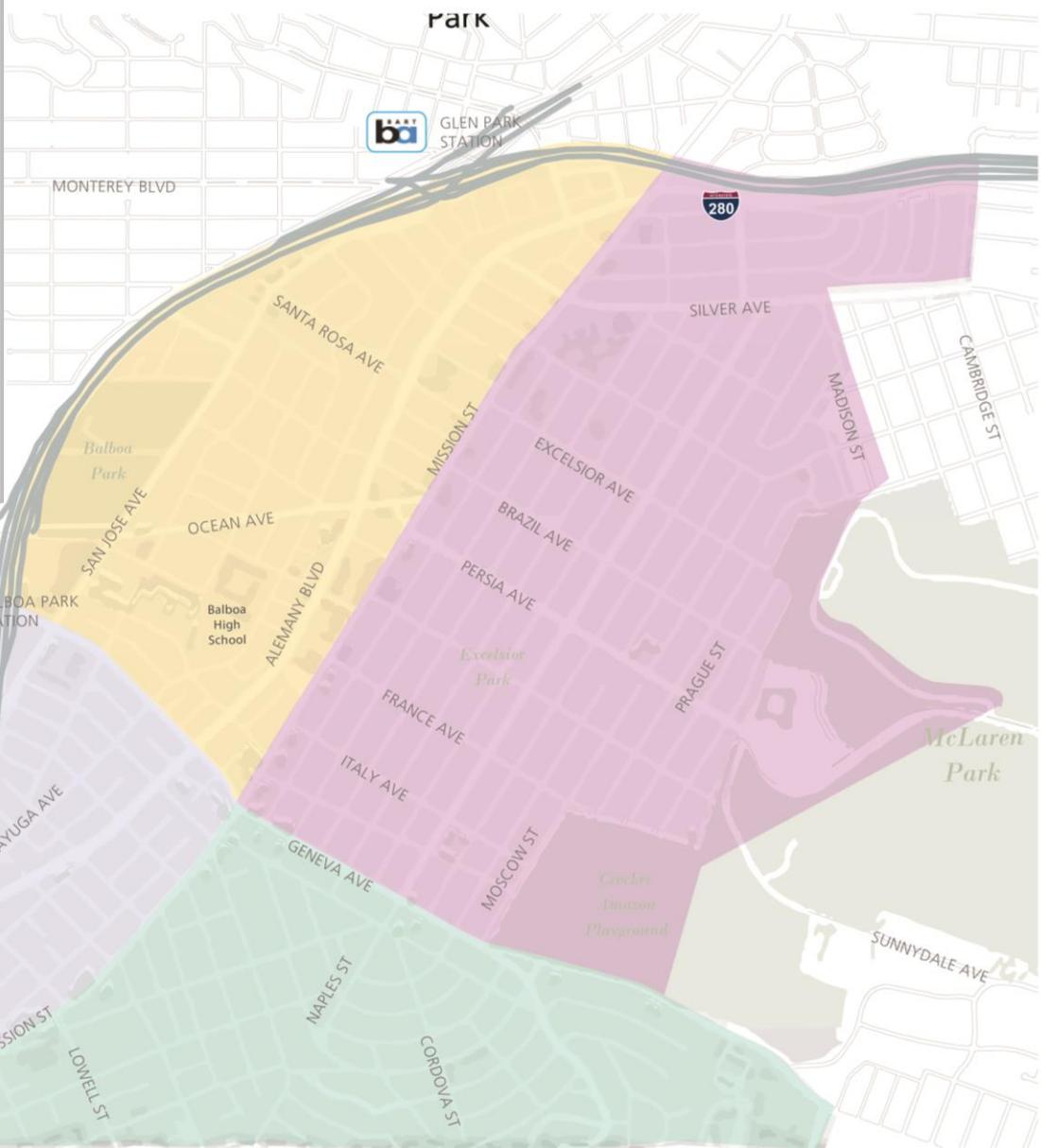
AMI (Area Median Income)
Category

140%

MEDIAN LIST PRICES AND RENT OF SINGLE-FAMILY PROPERTIES

	MEDIAN HOME VALUE	MEDIAN RENT
 Excelsior	\$876,200	\$3,759
 Crocker Amazon	\$867,500	\$3,691
 Mission Terrace	\$990,300	\$4,107
 Outer Mission	\$905,800	\$3,605
Zip Code 94112	\$917,500	\$3,816
San Francisco	\$1,194,300	\$4,285

Source: Zillow Home Value Index Summary, Zillow Rental Index Summary (July 2017)



SAN FRANCISCO HOUSING STOCK

