



David Broockman >

Question about housing unit estimates

15 messages

David Broockman >

Fri, Feb 26, 2021 at 11:07 PM

To: lily.langlois@sfgov.org, maia.small@sfgov.org, ben.caldwell@sfgov.org

Dear Ms. Langlois, Ms. Small, and Mr. Caldwell,

I'm a resident of the Hub area. I'm very excited by the plan amendment and appreciative of the great work you have done on it.

I had a quick question. I was reviewing your team's presentation from last year which contains the estimate that the new plan would allow 9,710 units of housing: https://default.sfplanning.org/plans-and-programs/in-your-neighborhood/hub/Hub_Workshop5_Presentation.pdf. I wanted to ask if you had a breakdown of this estimate by parcel. I am trying to estimate how many housing units and affordable units would likely be built on the parcels that the Planning Commission had proposed to rezone but that the Board of Supervisors declined to rezone in July 2020.

Thank you for your help!

David Broockman

Langlois, Lily (CPC) <lily.langlois@sfgov.org>

Wed, Mar 10, 2021 at 3:57 PM

To: David Broockman <>, "Small, Maia (CPC)" <maia.small@sfgov.org>, "Caldwell, Ben (CPC)" <ben.caldwell@sfgov.org>

Hello David,

I apologize for the delay in getting back to you. I do have this information, I just need to put it together. I will try my best to get back to you shortly.

Thanks,

Lily

Lily Langlois, Principal Planner

Citywide Planning

San Francisco Planning

[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](https://www.sfgov.org/planning/49-South-Van-Ness-Avenue-Suite-1400-San-Francisco-CA-94103)

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[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is operating remotely, and the City's Permit Center is open on a limited basis. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).

From: David Broockman [REDACTED]
Date: Friday, February 26, 2021 at 11:08 PM
To: Langlois, Lily (CPC) <lily.langlois@sfgov.org>, Small, Maia (CPC) <maia.small@sfgov.org>, Caldwell, Ben (CPC) <ben.caldwell@sfgov.org>
Subject: Question about housing unit estimates

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David Broockman [REDACTED] Wed, Mar 10, 2021 at 3:58 PM
To: "Langlois, Lily (CPC)" <lily.langlois@sfgov.org>
Cc: "Small, Maia (CPC)" <maia.small@sfgov.org>, "Caldwell, Ben (CPC)" <ben.caldwell@sfgov.org>

Thank you!!!

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Langlois, Lily (CPC) <lily.langlois@sfgov.org> Mon, Mar 15, 2021 at 5:25 PM
To: David Broockman [REDACTED]
Cc: "Small, Maia (CPC)" <maia.small@sfgov.org>, "Caldwell, Ben (CPC)" <ben.caldwell@sfgov.org>

Hello David,

Thank you for your patience. The original legislation that the Commission approved included height increases on 18 sites. The Board modified that legislation to increase heights on three sites (98 Franklin, [30 Van Ness](#) and [1 South Van Ness](#)). Of the 18 sites, 6 sites have been entitled (this includes 98 Franklin, [30 Van Ness](#) and [1 South Van Ness](#)). Below you will see our estimates for the number of housing units that could be built on the remaining 12 sites under the existing zoning/heights and proposed zoning/heights. I will emphasize that this is an estimate. None of these sites have development proposals at this time.

The amount of affordable housing each site could generate would depend on where the affordable housing is built, the size of the project, the tenure and when the project files with the Department. For example, as of Jan 2021 for large projects (25+ units), the affordable housing requirements are 21% rental or 23% condo if on-site and 30% rental or 33% condo if off-site or fee.

Please let me know if you have any additional questions,

Lily

Sites with Entitled Projects		Status		
1	10 South Van Ness	entitled		
2	30 Van Ness	entitled		
3	98 Franklin / 57 Oak	entitled		
4	30 Otis	under construction		
5	42 Otis	under construction		
6	1 Oak	entitled		
Estimate of Housing Units				
Sites without a development proposal		Existing Zoning	Proposed Zoning	Difference
7	33 Gough	283	577	295
8	99 South Van Ness	360	514	153
9	1695 Mission	400	572	172
10	154 South Van Ness	83	119	36
11	160 South Van Ness	87	124	37

12	170 South Van Ness	304	434	130
13	50 Otis	14	20	6
14	110 12th Street	65	93	28
15	180 12th Street	75	107	32
16	194 12th Street	36	51	15
17	1 South Van Ness	945	1294	349
18	170 Otis	341	450	109
	Total	2993	4355	1363

Lily Langlois, Principal Planner

Citywide Planning

San Francisco Planning

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:

[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#)

Direct: 628.652.7472 | www.sfplanning.org

[San Francisco Property Information Map](#)

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David Broockman

Tue, Mar 16, 2021 at 7:39 AM

To: "Langlois, Lily (CPC)" <lily.langlois@sfgov.org>

Cc: "Caldwell, Ben (CPC)" <ben.caldwell@sfgov.org>, "Small, Maia (CPC)" <maia.small@sfgov.org>

Thank you so much, Ms. Langlois. This is extremely helpful.

I had three quick follow-up questions.

1. Do you have a rule of thumb for the average number of either bedrooms or people that one unit equals in your calculations? I want to move from, for example, 4,355 units to an approximate estimate of the number of people that this would house.
2. I noticed that some of the parcels associated with the 1 Oak development were included in the list of parcels the Board of Supervisors deleted when it amended the Planning Commission's resolution before its passage back in July 2020 (<https://sfgov.legistar.com/View.ashx?M=F&ID=8740353&GUID=E788E770-6A5A-4B9D-B367-A1D1D2B6F04A>) (I believe these are parcels 0836-001, -002, -003, -004, -005). Did this deletion/the Board's delay of the rezoning on these parcels have any practical effect on the 1 Oak development? I thought it had already been entitled at that point? I'm trying to understand what impact if any there would have been if the proposed rezonings of those parcels had actually taken place. It could be that I am misunderstanding the legislation or the parcel numbers as well.
3. Do you happen to know which firm is currently completing the "equity analysis" on the remaining parcels? It's ok if you don't and I can try to figure this out in some other way.

Thank you so much again!

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Langlois, Lily (CPC) <lily.langlois@sfgov.org>

Tue, Mar 16, 2021 at 3:14 PM

To: David Brockman [REDACTED]

Hello David,

Moving Maia and Ben to bcc.

See answers to your questions below.

1. We assumed 20% studios, 40% 1 bedrooms and 40% 2 bedrooms. Our estimates assume 1.3 people for studio, 1.7 people for 1 bedroom, 2.5 people for 2 bedroom.
2. 1 Oak has been entitled. The project includes multiple parcels as you've indicated. The original legislation included raising heights on these parcels, but that was change was not adopted by the Board. If the height changes were adopted the project could take advantage of higher heights, but would have to be re-entitled under those higher heights. But this is not really an option at the moment.
3. TODCO has hired Estolano Advisors to complete the equity analysis. They plan to complete the data collection by the end of June.

Let me know if you have additional questions.

Thank you,

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