

**2009 Housing Element
Market Rate Housing Developers Stakeholder Session
October 8, 2008**

- AVALON: Market rate rentals are affordable to 80-120% AMI
- Reduce Impact Fees
- SF doesn't and should support/Permit DA's or some other similar tool
- In order to get rental units. There have to be incentives
- Is there a building Type that is more affordable?-Woodframe
- Find sweet spot fee discount for affordable
- Using HP Rehab tax credits to help subsidize rental
- Don't want restrictions that would limit what you could do with a building
- Frustration W/entitlement process
- Use air rights and other under utilized public land as a way to subsidize land costs
- CEQA must be reformed (not needed in cities)
- Neighbors/Groups fighting projects also staff and commission.
- Community Plan exemptions, hopefully will help
- Geary building should be development opportunity
- Could fees be paid on a building when it flips from rental to condo.
- Hard for straight rental develop. ERS because it hits the budget.
- Why people condo map right away-tax assessment
- Fees cause rental to be too expensive land costs could be zero, but still too expensive
- Increased timeline=Increased costs
- Staff Time- why Do's projects sit at planning for over a year?
- SB 375 should exempt all SF projects.
- He must address climate change in terms of land use.
- CEQA is a tool used by neighborhood groups to stop developments
- Need family units
- Need SRO's quality, particularly need campuses (\$1000-1300)
- Parking exception for rental units
- Family Housing should be met by existing units (older, larger units).
- Chart makes it look like if we meet our ABAG numbers we will have saturated the market rate housing numbers which is not true.
- Height is a constraint
- Keep getting rid of density requirements
- Building code should help increase density
- Worried that new HP Commission will make Districts all over the City which will make development harder.
 - Can the element address this especially for not all buildings older than 50 years.