

Urban Land Institute San Francisco

California Energy Commission
IEPR Workshop
August 11, 2009

Jim Andrew
ULI Member
Land Use Attorney

About the Urban Land Institute

Established in 1936, ULI is a nonprofit education and research institute with over 34,000 members across the globe—2,100 here in the San Francisco Bay Area.



Mission Statement

ULI's mission is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

Locally, we add this tagline for ULI San Francisco:

“Serving the greater Bay Area with land use expertise and education”

ULI San Francisco District Council

- ULI San Francisco serves the Bay Area's public and private sectors with professional land use expertise and education.
 - Convener of public and private sector representatives
- Our members form a spectrum of land use and development disciplines, including developers, builders, investors, architects, public officials, planners, real estate brokers, attorneys, engineers, lenders, academics and students.



Infill Development

- A focus in the SF Bay Area
- More of it likely to be called for in SCS
 - Given the connection between GHG reductions and well-designed and integrated infill development
- Is very hard and costly



Infill Development

HELP!

- Three items
 - Money for planning
 - Tax increment financing expansion
 - Easing entitlement risk

Infill Development

- Money for planning
 - Multiple owners = planning problem
 - Solution is government planning money
 - Maybe revolving loan fund, repaid through property tax increment revenue?
 - Maybe tie to “deep” planning?



Infill Development

- Expand tax increment financing
 - Would allow repayment of planning money
 - Use to help fund high costs of infill infrastructure, and critical public amenities such as parks

Infill Development

- Ease entitlement risk
 - The only profession more risky than professional gambler is developer
 - Time is money – carry and market risk
 - Faster is better
 - Great planning upfront + frontload CEQA and referendum risk



Questions?

Jim Andrew

Ellman Burke Hoffman & Johnson

601 California Street, 19th Fl

San Francisco, CA 94108

(415) 777-2727

jandrew@ellman-burke.com