



Fast Tracking AHBP?

Where is the Public Outreach?

A crowd of over 200 alarmed residents jammed into the Ortega Library Community Room on Thursday evening, October 29th and overflowed on to the patio outside at the event sponsored by the Outer Sunset/ Parkside Residents Association and the Progress Democratic Club.

District 4 residents wanted answers from Supervisor Katy Tang about the Affordable Housing Bonus Programs (AHBP) Ordinance and its General Plan Amendments. First, and foremost they wanted to know: Why has AHBP been fast-tracked by the Mayor's Office of Housing and the Planning Department without including neighborhood input or public outreach?

AHBP moved very quickly after it was introduced by Mayor Ed Lee and co-sponsor Supervisor Tang at the Planning Commission on September 24, 2015. Within three weeks, the Planning Commission was scheduled to approve the required General Plan amendments required for AHBP implementation.

That changed after CSFN members urged the Commissioners to wait until the important AHBP Design Guidelines were available for public review and highlighted the need for better public outreach. Public review

and input on these guidelines is critical since they will supersede any of the existing design guidelines in the City.

Although the AHBP Design Guidelines were finally released on October 22, they were still in draft form. Regardless, this hasn't delayed the approval process and AHBP continues to be fast-tracked based on its original December timeline. The Commission is scheduled to recommend approval on December 3.

AHBP is a developer-friendly program that is designed to provide cost-saving, zoning incentives for developers to build more on-site affordable housing units in lieu of paying a fee to the city. It consists of four different programs: the Local Affordable Housing Bonus Program, the 100% Affordable Housing Bonus Program, the Analyzed State Density Bonus Program and the Individually Requested State Bonus Program.

Cont. to p. 2

Presidents Message

Congratulations to returning District 3 Supervisor Aaron Peskin upon his election to the San Francisco Board of Supervisors. We look forward to learning more about Aaron's advocacy for neighborhood planning when he assumes office in January of 2016.

As many of you may know, long term CSFN land use activist Rose Hillson (JPIA) has stepped down from her CSFN offices. In addition to her recent election as Chair of the Land Use and Planning Committee, Rose was the editor of the May, June and July CSFN newsletters and served as the Second Vice-President for several years. We want to thank Rose for all of her contributions to CSFN and wish her well in her future endeavors.

If you are interested in serving in this office, please contact me.

The duties and responsibilities of the second vice-president are shown below:

"The Second Vice President shall be the Administrative Vice-President and shall be responsible for the implementation of resolutions and actions voted by the membership; chair meetings in the absence of both the President and the First Vice-President; assist the President as needed and perform such other duties as are assigned by the membership or the Executive Committee."

HOLIDAY DINNER: Please make sure that your neighborhood association has signed-up for the December 15th Holiday Dinner. If you have friends or associates who might want to attend, please sign them up or give me their contact information. This dinner, our annual fundraiser for CSFN, will be held at the Irish Cultural Center and Senator Mark Leno will be the keynote speaker.

TRANSPORTATION PLANNING: The city is projected to add 190,000 jobs and 100,000 homes by 2040, according to the Association of Bay Area Governments (ABAG). Without improving public transit, traffic congestion in the city could increase by 40 percent. According to a City transportation report, "Without investing in transportation infrastructure, San Francisco will have more than 600,000 vehicles added to its streets every day by 2040, which is more traffic than all the vehicles traveling each day on the Bay Bridge and Golden Gate Bridge combined. Caltrain ridership has grown by 60% in the last decade. Ridership on Muni is projected to increase by 300,000 trips per day (or 43%) by 2040. Significant design measures need to be implemented to make it safer for cyclists and pedestrians to navigate San Francisco's heavily-trafficked streets."

On Tuesday, November 3rd, the Board of Supervisors will pass Mayor Lee's Ordinance amending the Planning Code by establishing a new citywide Transportation Sustainability Fee (TSF) and suspending application of the existing Transit Impact Development Fee (TIDF). The city's current TDIF applies to only commercial developments and PDR (Production, Design and Repair) facilities. Heretofore, the TDIF fees only came from downtown commercial developers. The old TDIF generated approximately \$24 million a year in revenue.

Cont. to p. 2

Affordable Housing Bonus Program *Cont. from p. 1*

Affordable housing developers can select from a range of zoning exemption incentives in these programs. They include: adding at least two stories in height, extending bulk, reducing set backs, rear yards, exposure and common open space, expanding buildings to the property line, eliminating off-street loading areas and severely cutting requirements for on-site parking.

New AHBP on-site affordable housing construction must be built within a ¼ mile or walking distance of the designated transit corridors that overlap and criss-cross through city. However, this leaves very few sections of the city untouched by AHBP density increases.

Many in the audience raised legitimate concerns about the effects of the zoning incentives that developers receive in exchange for building more on-site affordable housing units. There were questions whether the City is giving away more benefits to developers than it is getting in return.

There were also numerous complaints about the currently unresolved transit problems residents experience on a regular basis today. They described frustrations with overcrowded public transportation, unreliability, limited service, inadequate on-street parking and growing traffic congestion.

While the City plans call for on-site affordable housing units to be built along the transit corridors, the plans depend on the SFMTA to provide the expanded transit

services even though SFMTA isn't meeting current service demands.

Residents were also concerned that the impacts of AHBP densification will spill over into surrounding residential areas, causing unintended changes in neighborhood character. These changes would also begin eroding the character of RH-1 and RH-2 districts, although they are not part of the AHBP program.

Additional thorny questions were asked about demolishing existing rent control units, displacement of rent control tenants and neighborhood small businesses and current traffic congestion and delays.

Supervisor Tang assured them that this meeting was only the "beginning of the conversation" and encourage public input. She made a commitment that informational meetings will take place in all eleven Districts before the AHBP goes before the Board of Supervisors' Land Use Committee. One skeptical person called out from the audience, "Make sure the venues for the meetings in other Districts will be bigger than this one!"

CSFN strongly supports Supervisor Tang's efforts to promote informational meetings and public input in all eleven Districts.

CSFN will also continue to urge the Planning Commission to slow down the process and postpone further action until the many conflicts between the Planning Code, EIRs and AHBP are resolved and public input is incorporated into a finalized version of AHBP.

President's Report *Cont. from p. 2*

The new TSF fee will now start charging builders of market rate apartments and condos citywide. To be charged a TSF fee, a residential unit must have at least 20 units. By charging residential housing developers a transportation fee, the City will collect an additional 40 percent more in transportation fees annually. San Francisco's new TSF fee/tax will increase the price of larger residential projects by 2 - 3% per unit.

The City hopes to increase transportation collections by \$480 million over the next 30 years.

The City set the TSF fee/tax by estimating how much development impacts transit in terms of cost, roughly \$31 per square foot, then balancing it with the results of a fiscal feasibility study that looked at what level a fee would discourage development.

According to the the TSF Financial Feasibility Report, the average residential base cost per square foot should be \$6.19 however; the City chose to increase TSF residential taxes by 125% for a tax increase of \$7.74 per square foot.

A brand new 750 square foot, two bedroom condominium just became \$5,805.00 more expensive to fund a bus that is late, full, broken or never comes. Other than as a source of revenue, automobiles have become the City's lowest transportation priority.

George Wooding

Draft Minutes for the General Assembly Meeting Oct. 20, 2015

1. **Call to Order.** President George Wooding brought the meeting to order at 7:05PM in the Northern Police Station Community Room.

a. *Quorum declared.* 22 delegates and alternates represented 21 CSFN member organizations. Four guests signed in.

b. *Agenda approved.*

c. *Introductions.* Delegates and guests introduced themselves. Hosts: President Stan Hayes (THD) said since 1954 they have sought to beautify, protect and stand up for the Hill, City and historic district. Delegate Penny Clark (RHIA) talked about the Fontana tower sparking her group's concern with development and security issues, and how the Francisco

Reservoir is becoming a neighborhood park.

2. **Program: SF District Attorney George Gascon talked about and gave answers to questions about neighborhood courts and restorative justice, drugs and mental health, kill switches on mobile phones and car boosting, and Prop 47 and recidivism.**

3. **Officers' Reports.**

a. **President Wooding (MTHA) said his message was in the NL and announced Rose Hillson's resignation.**

b. **1st VP Morgan (CHNA) None**

c. **2nd VP Hillson (JPIA) Resigned.**

d. **Recording Secretary Head (SHARP)** noted that the draft minutes of the Sept. 15 General Assembly were in the NL. He read the GA's Reso on AHBP into the record of the Planning commission, attended the Urban Idea Forum "Will the Rent Come Down after Nov.?" and went to the Liveable City Transit Tomorrow Program on the Transbay Project.

e. *Corresponding Secretary Rogers (PMAC) attended a forum on the Drought.*

f. Treasurer Scott (PHRA) said we have \$42,000 in the bank, are getting insurance on board members taken care of and will be in filing compliance with the I.R.S.

4. **Committee Action Items**

a. Executive – in NL

b. *Bylaws – Is organizing with Claire Zvanski (EDIA) as Chair and will meet next week.*

- c. *Dinner – The Irish Cultural Center has parking at the Zoo, and Sen. Leno will be the keynote speaker.*
 - d. *Government & Elections.* Chair **Charles Head** (SHARP) said there had not been a meeting but would have one soon, and Chris Bowman would give our post-election analysis at the G.A. program next month.
 - e. *Land Use – Report in NL.* *Hiroshi Fukuda (RCA) spoke about important Planning meetings concerning AHDB on Oct. 26 and Nov. 5*
 - f. *Media Relations.* Chair **Eileen Boken** (SPEAK) – no report
 - g. *Open Space.* **Nancy Wuerfel** and **Kathy Howard** (SPEAK) – Report in NL.
 - h. *Transportation.* **Mari Eliza** (EMIA) Report in NL
 - i. *Water Task Force.* Chair **Joan Girardot** (MCI&POA) spoke of the Rod and Gun club cleanup to be paid by PUC ratepayers, about how much water it takes to make ethanol and about “clean energy” in Props G and H.
5. **Approval of the Sept. 15 2015 GA minutes – they were approved unanimously.**
 6. **Unfinished Business – None.**
 7. **New Business – The Reso on Private Commuter Shuttles printed on p. 5 of the NL didn’t qualify as an emergency by a vote of 9-10-1.**

The Reso from THD opposing pending legislation involving neighborhood restaurant conversion to full alcohol **sales printed on p. 6 of the NL qualified as an emergency by a vote of 15-4-0 and was approved unanimously.**

The Reso from PHRA opposing adoption of the AHBP was declared an emergency by a hand vote of 16-0 and approved by a vote of 17-1-0.
 8. **Adjournment.** The meeting was adjourned at 9:31.
... Charles Head (SHARP) Recording Secretary

Minutes of the Executive Committee 10-28-2015

Executive Committee for Coalition for San Francisco Neighborhoods (CSFN): on 10/28/2015,
President George Wooding presiding because of the absence of the First Vice President, Marlayne Morgan. Meeting conducted at the Northern Police Station at 1125 Fillmore Street, San Francisco, CA.
Meeting began at 5:50 pm.
Present were: President George Wooding, Recording Secretary Charles Head, Corresponding Secretary Glenn Rogers, Members at Large Barbara Graham and Lorraine Lucas. Quorum established with 5 board members present.
There was one motion only this evening. Motion by Lorraine Lucas was to have CSFN business occur before any program or guest speakers. Guest speakers would occur at or around 8:15 pm. The motion was seconded by Glenn Rogers. The vote was 3 to 2. Voting for the motion were Lorraine Lucas, Barbara Graham and Glenn Rogers. Voting against the motion were George Wooding and Charles Head.
Adjournment at 7:30 pm.

Minutes prepared by *Glenn Rogers* on 11-2-2015.

Land Use and Transportation Committee Reports

On October 26, at 5:30 pm, Barbara Graham and Mari Eliza opened the meeting, with several guests in attendance.

Planning

Discussion was held on how proceed without the Chair with so many difficult issues before us, during a hot election season taking up so much time and leaving us with few active CSFN members to work on Land Use. We are lucky to have our guests supporting our efforts

Barbara reported that President Wooding has sent her the AHDP resolution passed by the GA at the last meeting and now ready for delivery to the recipients. Barbara and Hiroshi are covering the City Hall Affordable Housing Bonus Plan (AHDP) public presentation, and are heading the CSFN effort and will coordinate with other supporters to prepare for the November 5 Planning Commission Meeting.

Transportation

State Highway streets within San Francisco

We have two rather complicated street development projects to deal with that are part of the state highway system. The Lombard and Chestnut in District 2 and SF General Hospital (SFGH) on Potrero Ave running through both Districts 9 and 10.

District 2 neighbors and merchants are fighting the changes proposed for Lombard and hope the Supervisor will come to their aid. We are sharing information with this group.

SFGH is on city property, but operated by UCSF, which is not covered by the SF Planning Department. UCSF plans to build a new 9 story R&D building on the current parking lot. This EIR for this project will be reviewed by the State. The neighbors are opposing the current plans and loss of parking and the anticipated increase in traffic, and are challenging the position of the SFMTA.

The city claims they will expand the city parking garage across the street to accommodate more cars, but the neighbors oppose this. There is a petition to put the parking under the R&D building. The EIR for the parking garage, if it is approved by the State, will then be reviewed by the City Planning Commission.

Our guests helped us figure out how to proceed with these complicated EIRs. First, we need data from the State and City. We will send out a request for information re: UC under The Brown Act, SF Sunshine Laws, Public Records Act, and Freedom of Information Act.

Bruce Spaulding handled the matter. We will make request to him and a number of other not yet named individuals.

We will send it by certified mail and by email, and will hand-deliver 2 copies, which we will have stamped. We will keep one as proof of delivery. We are working on the questions and preparing arguments.

The first hearing on Lombard Street is November 3rd.

There is also an Engineering Hearing on the 16th Street streetscape plan that is opposed by the neighbors on several grounds.

Submitted by **Mari Eliza** (EMIA) Transportation Committee Chair

Letter to the Editor on the 33 Ashbury Line

Hi Joe Fitzgerald Rodriguez,

Thanks for the article about the 33 Bus to SFGH that ran yesterday (Friday, October 30, 2015) in the San Francisco Examiner.

Last week I bumped into Tom Nolan, chairman of the SFMTA Board, at a Senior conference at the San Francisco Public Library.

We discussed the 33 issue. He stated that although he is in favor of keeping the 33 running to SFGH any changes in the MUNI Forward plan to cut the 33 line to SFGH is in the hands of the full SFMTA Board

of Directors.

SFMTA has not issued any directives confirming what the SFMTA spokespeople in your article say.

In other words the cut to the 33 MUNI remains in place. This position was confirmed by a PR person I spoke to at the same meeting you attended at SFGH a few weeks ago, who reluctantly stated that she could only reassure me that the 33 would continue to run to SFGH through Spring, 2016!

Please note that even that comment is not in writing.

I notice in your article no mention is made of how much longer the SFMTA is saying on the record how much longer they're guaranteeing the 33 will run to SFGH.

I remain very skeptical of any and all actions taken by SFMTA if for no other reason than the fact that this body is administratively unaccountable to the public. They are a creature of the Mayor. Need I say more?

I believe SFMTA has been using the Free MUNI for Seniors program to obscure and hide enormously damaging, discriminatory (anti senior/disability) policies such as the 33 cut to SFGH from wider scrutiny.

Nick Pasquariello, Liberty Hill Neighborhood Association (LHNA) delegate to the Coalition for San Francisco Neighborhoods (CSFN)

Resolution on the Affordable Housing Bonus Program Ordinance

Whereas, the State Density Bonus Law only requires City and County governments to develop a local inclusionary density bonus program, the proposed San Francisco Local AHBP Ordinance goes further than other local governments and in doing so undermines our zoning safeguards and the character of SF neighborhoods under the guise of delivering greater levels of affordable housing for the low, moderate and middle income households, and;

Whereas, the Local AHBP includes an administrative priority processing procedures for affordable housing development projects, it allows SF Planning Dept. staff to make decisions that bypass currently required neighborhood zone change notifications and block public appeal procedures, and;

Whereas, SF Planning and the Mayor's Office of Housing developed the Local AHBP based on consulting studies and analytical projections of eleven properties and an analysis of three scenarios. Without public review and community input in the neighborhoods, any impact estimates from this limited sample would be unreliable and biased. In addition, there is no comparative analysis to identify "unintended" disincentives that would encourage developers to feign, a key component for AHBP success, and;

Whereas, no public subsidies can be used to fund on-site affordable housing for moderate and middle-income households under the Local ABHP program, market rate developers will need to maximize AHBP exemption incentives to ensure profitability for on-site affordable housing projects versus paying off-site fees in lieu of no on-site affordable housing, and;

Whereas, AHBP information on RH-1 and RH-2 classifications misleads the public by implying that AHBP densification won't apply to these properties. Many in the Northern and Western neighborhoods are a combination of RH-1 and RH-2, with a mix of RM-2, RM-1, and/or NCD-1. Neighbors in these areas near an affordable housing developer building are no longer entitled to prior notification of the allowed developer incentives and have no recourse to appeal them, and;

Whereas, San Francisco Planning & the Mayor's Office of Housing have been developing the Affordable Housing Bonus Program (AHBP) since December 2013 but there has been no citizen involvement during this planning process. AHBP was the product of key stakeholders from the Mayor's Housing Working group on the 2014 Housing Element, affordable and market rate developers, financiers, staff from many City agencies and related professionals. During staff presentations initiated by to CSFN LUC on August 24, 2015 and again to the GA on September 15, 2015. Planning staff twice reiterated that the AHBP was still a draft and would not be completed until later in the Fall. Yet, on September 29th, the Mayor and Supervisor Tang presented the AHBP ordinance to the Planning Commission and October 15th 29, 2015 and amendments to the General Plan were initiated for adoption but the first official outreach to the broader public won't be until an AHBP Open House at City Hall on October 26, 2015, and,

Therefore, Be It Resolved, that the Coalition for San Francisco Neighborhoods (CSFN) opposes the adoption of the Local Affordable Housing Bonus Program and the Amendments to the General Plan and urges the Planning Commission to defer action at the November 5th meeting until the AHBP Design Guidelines specifically referenced in the proposed Amendments are available for public review and open meeting are held in the neighborhoods affected by the AHBP implementation, which essentially upzones the whole city, changes neighborhood character and restrict open public review.

Be It Further Resolved, that CSFN most strongly urges the Planning Department Director, the members of the Board of Supervisors and the Mayor to ensure that action be deferred on AHBP until all components of the draft legislation is completed by staff from Planning and the Mayor's Office of Housing and is made available for public review at open meetings in each of the Supervisorial Districts.

Submitted by **Barbara Graham** (PHRA)

Next Meeting:
CSFN GENERAL ASSEMBLY
November 17, 2015
Northern Police Station

NEIGHBORHOOD VIEWS is published monthly, the official voice of the Coalition for SF Neighborhoods, Inc., a 501(c)4 organization.

To Submit Articles: Email articles by the 3rd (third) of the month to: Newsletter Editor (2nd VP) in Microsoft Word-compatible document (i.e. no pdf's) in-line or as attachment. Articles reflect the opinions of the submitter, not necessarily the opinion of the CSFN. We invite material from member organizations as well as rebuttal to articles already printed. We reserve the right to edit where necessary. Member organizations may receive two copies of the newsletter without charge. Subscription: Members/\$10, Non-members/\$15.

CORRECTIONS TO NEWSLETTER:
Turn in written submissions to ExCom Chair (1st VP)

Join Us!
Coalition for San Francisco Neighborhoods

43rd Annual Anniversary

HOLIDAY DINNER

Tuesday, December 15 • 6 pm
United Irish Cultural Center • 2700 45th Avenue

MENU

LAMB SHANK
CHICKEN POMODORO
CHEESE TORTELLINI WITH MARINARA SAUCE*

*Ask about Special Needs

INDIVIDUAL \$65

SPONSOR (ONE TICKET) \$130

PATRON (ONE HALF TABLE, FIVE TICKETS) \$475

BENEFACTOR (FULL TABLE, TEN TICKETS) \$895

RSVP gswooding@gmail.com, marlayne16@gmail.com

Keynote Speaker
State Senator

MARK LENO



Committee Meetings

Bylaws: Vacant, TBA

Gov't & Elections: Chair Charles Head

• charlesnhead@hotmail.com, TBA

Land Use & Housing: Monday 5:30 pm, 4th Mondays, Northern

Police Station Chair Rose Hillson • gumby5@att.net

Media Relations: Vacant, TBA

Open Space: Chair Nancy Wuerfel • nancenumber1@aol.com, Co-

chair R Albright • 621-9621, TBA

Transportation: Monday 5:30PM 4th Mondays, Northern Police

Station * Chair Mari Eliza • mari@abazaar.com

Water Task Force: Chair Joan Girardot • csfnwatertaskforce@gmail.com

• 346-5525

ExComm—How to Reach Us:

President: George Wooding • gswooding@gmail.com • 695-1395

1st VP: Marlayne Morgan • marlayne16@gmail.com

2nd VP: Rose Hillson • gumby5@att.net

Recording Secretary: Charles Head • charlesnhead@hotmail.com

Corresponding Secretary: Glenn Rogers • alderlandscape@comcast.net

Treasurer: Greg Scott • lgscpa@icloud.com

Member-at-Large: Penny Clark • penelopeclark@yahoo.com

Member-at-Large: Barbara Graham • barb.graham.sf@gmail.com

Member-at-Large: Lorraine Lucas • wozopozo@pacbell.net

Parliamentarian: vacant Sergeant-At-Arms: vacant



NOVEMBER 17, 2015 CSFN GENERAL ASSEMBLY AGENDA

- 6:30 I.** Sign In and Refreshments
- 7:00 II.** Call to Order/ Ascertain Quorum
- A.** Introduction of Delegates and Guests / Short Announcements
- B.** Hosts
1. Twin Peaks Council & Open Space Conservancy
 2. University Terrace Association
- 7:15 III.** Officers' Reports
- A.** President
 - B.** Vice Presidents
 - C.** Secretaries
 - D.** Treasurer
- 7:30 IV.** Committee Action Items—written reports in Newsletter
- A.** Executive
 - B.** Bylaws
 - C.** Dinner
 - D.** Government & Elections
 - E.** Land Use & Housing
 - F.** Media Relations
 - G.** Open Space
 - H.** Transportation
 - I.** Water Task Force
- 7:45 V.** Approval of October 20, 2015 Minutes
- 8:00 VI.** Unfinished Business
- Resolution on Private Shuttlebuses (EMIA)
- 8:15 VII.** New Business
- 8:30 VIII.** Program
- Samson Wong, BART (15 mins)
- 2015 Election Roundup with Chris Bowman
- 9:30 IX.** Adjournment