
CSFN NEWS

DO WE NEED MORE HOUSING AND IF SO, WHAT KIND?



Picture of Vacant Homes in San Francisco

"San Francisco needs more housing." You often hear this comment on TV news and in our local papers. Housing advocates who endorse development often quote the need for "affordable housing." However, "affordable housing income" varies, and is often between \$150,000 and \$175,000 a month for an individual. Anyone earning that kind of income, in my opinion, does not need housing support. We *need* housing for low-income

With 61,000 homes vacant in San Francisco, the City has a vacancy rate of 15% says KRON posted October 20, 2022 at 12:47 PM.

and average-working families. Unfortunately, developers are slow to provide housing units for these individuals and families, and therein lies the problem.

ONE SOLUTION TO SAN FRANCISCO'S HOUSING PROBLEM

Supervisor Dean Preston designed Proposition M and the Vacancy Tax to encourage property owners to lower rents for low-income families and individuals and to generate funds for the City to purchase existing housing to add to the City's affordable housing stock. As vacancy rates rise and property values drop (as argued by the property owners seeking to lower their property taxes), the City may purchase more existing housing at a considerable discount, keeping more people housed for less.



Parkmerced, or portions thereof, could be a perfect candidate for purchase by the City. Management told Supervisor Myrna Melgar's aide, Mike Farrah, that 30% of the 3,221 units are vacant. If the Proposition M Vacancy Tax does not encourage Parkmerced management to lower rents and if they claim the properties are worth less due to the vacant units, [the City might purchase](#) them at a bargain, making thousands of new units available to the unhoused population.

Presently, 30% of all 3,221 units in Parkmerced are vacant says management.

WILLFUL NEGLIGENCE

Parkmerced management is creating a criminal crisis. For example, eyewitnesses have watched car thieves break into cars or take catalytic converters, in the same place repeatedly, for months at a time. When the eyewitness calls Parkmerced security, they are too

Proposition M or the vacancy tax could be as high as \$20 million in Parkmerced if all 1,000 units are not rented in 2 years.

late to respond, despite the repeated occurrence at the same time and place. The window of opportunity to stop auto theft is five minutes. One police officer said, "Parkmerced is being willfully neglected," by management. [Willful negligence](#) is defined as, "conduct that deliberately disregards the health, safety and welfare of another person."

One eyewitness has observed that the Parkmerced security police lack focus, and do not conduct themselves appropriately, and he believes they are high at work. This could explain why they are so slow to respond to calls for help when the same crime is occurring again and again. SFPD is often too late to respond to calls for the police. Also, one resident has explained that if San Francisco Police do not catch culprits in the act, they are unwilling to pursue a thief in a high-speed pursuit.

SFPD is aware of up to eleven squatters in Parkmerced. One squatter forged a rental agreement, then pretended to live in an apartment, requesting electric and water companies to provide service. It can cost as much as \$10,000 in legal fees to remove these squatters. But Parkmerced management is unwilling to pay for these fees repeatedly because each squatter can easily move to another apartment and do the same thing again.

Residents complain of dog kennels, brothels, casinos and drug dealers in Parkmerced. Residents lament there is no vetting for renters at Parkmerced, including Section 8 residents who now occupy 20% of the complex. Some Section 8 residents have criminal records. But with no vetting process, the criminal element could increase in Parkmerced. One lady, believed to be mentally disturbed, damaged her apartment completely and then was provided another one while her previous apartment was repaired. She was said to have ruined both apartments.

A casino was doing business in Parkmerced for 4 months before it was shut down. During that time, numerous parking stalls had cars parked illegally, creating a parking nightmare for the residents who had no place to park.

THE STATE OF DEVELOPMENT IN PARKMERCED

Construction is occurring in Parcels A, B, C, and D at Parkmerced, but with the vacancy rate as high as 30% today, who would be interested in purchasing these new apartments/condominiums in a tower? Although the housing along *Summit 700* was successfully sold, there is a big difference between the desire to purchase housing and the desire to purchase condominiums in Parkmerced. Besides, this housing was sold during the dot-com bubble. Vacancy rates are high throughout San Francisco. It's ridiculous to think that homeowners will want to purchase homes so far away from downtown.

When I confronted an architect involved with the design of Parcels A, B, C and D, he said if these new towers were not purchased, it would be the end of the development of the Parkmerced [Vision Plan](#)!

HOW PROPOSITION M OR THE VACANCY TAX WORKS

The Prop M Vacancy Tax can put more housing on the market by [taxing](#) rental property owners with 3 or more units as follows in the year 2024. Landlords have until then to get their act together.

1. \$2,500 for each residential unit with sq. footage of less than 1,000.
2. \$3,500 for each residential unit with sq. footage from 1,000 to 2,000
3. \$5,500 for each residential unit with sq. footage greater than 2,000.

Then, if the residential units are not rented by the year 2026 the rate increases to:

1. \$5,500 for each residential unit with sq. footage of less than 1,000.
2. \$7,500 for each residential unit with sq. footage from 1,000 to 2,000
3. \$10,500 for each residential unit with sq. footage greater than 2,000.

The tax can be as [high](#) as \$20,000 if the same owner keeps the unit vacant for two consecutive years.

The tax burden can become significant for corporations like Parkmerced that have not been renting their vacant apartments for years. If Parkmerced fails to rent its apartments in the year 2024, the range of annual tax could fluctuate from \$2,500 (tax) X 1,000 (units) = \$2,500,000 to \$5,500,000. In the year 2026, if their failure to comply continues, the vacancy tax could be as high as \$20,000,000 if all 1,000 units are not rented.

ENTER THE MITCHELL- LAMA PROGRAM

Parkmerced is currently ripe for purchase by the City of San Francisco. Ideally, the towers and garden apartments could become available for purchase for low- and middle-income residents of San Francisco using a program like the Mitchell-Lama program, introduced in New York in 1955. It enabled residents to purchase an apartment at below-market price. An important feature of this program is that if the property is vacated by the owner, it must be resold back to the cooperative at almost the same price the owners had paid for it. In this way, the property continues to be affordable.

Since traditional banks may be unlikely to lend money to prospective home buyers in a Mitchell-Lama program, the public bank of San Francisco could become the lender. To [become a buyer](#) of the Mitchell-Lama property, you must first fill out an application and pay \$75 to get on the waiting list or join the lottery. Properties can be rented or owned by individuals depending on the need and structure of the agreement. A person may [apply](#) for multiple waiting lists, but they are allowed only one purchase or rental of property. Should a participant of the Mitchell-Lama program earn more than they did when originally receiving

their property or rental unit, they will need to pay a [surcharge](#). Lastly, veterans can receive preferential treatment in obtaining property or rental units in this program.

To understand the finances of the purchase of Parkmerced by the City, I direct you to the Resolution to Purchase Parkmerced by the City included in this CSFN newsletter on page 10 and 11.

We hope the City provides true low-cost housing for the citizens of San Francisco. They deserve it.

Glenn Rogers RLA, Vice President and editor of CSFN News

Landscape Architect,

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FROM THE PRESIDENT'S DESK

Marty McIntyre, longtime resident of UT and founder of UTA, was recently honored at a Holiday reception of the Coalition of San Francisco Neighborhoods celebrating the 50th Anniversary of its founding by Marty. As he said in his remarks, "It is rare for the founder of an organization to be around to celebrate its 50th Anniversary!" We are all thankful to know Marty is among those rare individuals.

Anne-Marie
University Terrace Association





CSFN GENERAL ASSEMBLY MINUTES FOR 11/15/22

1. President Head called the meeting to order at 6:30 pm
2. Spotlight: President Lori Brooks of Cow Hollow Association presented her organization's past development and current concerns.
3. Program: State Controller Betty Yee gave us the scope of her office's organization and the committees she works on and what they do.
4. Officers' Reports
 - A. President: I worked on the Semicentennial Celebration coming up on Dec. 7; on the SF Port Survey and Planning Department Housing Element one.
 - B. Vice President: I asked the readers to focus on the Hunter's Point toxicity in the NL article.
 - C. Treasurer: Financial Report was presented.
 - D. Report on Legislative Affairs: State Reps are on vacation until January.
5. Committee Reports
 - A. Ex Comm: Prop M, Vacancy Tax, presents SF with the opportunity to buy developed land.
 - B. Land Use: Rhena numbers, etc. will be in a Document.
 - C. Bylaws: no new requests.
 - D. Government and Elections: cursory review of ballot measures
 - E. Open Space: Rules reviews
6. Approval of Minutes for GA Oct. 20 were done without objection.
7. Unfinished Business: The Semicentennial Celebration was reviewed.
8. New Business: The PMAC resolution about the purchase of property by the city was previewed.

The Conversation Continues: one page invitations were suggested.
9. Adjournment came at 7:58.

Charles Head, President CSFN



CSFN GENERAL ASSEMBLY AGEND FOR 1/17/23

- I. Call to order (6:30)

- II. Spotlight: Eileen Boken, President of SPEAK and member of Livable California

- III. Program: Election Analysis of Nov. 8 ballot measures with Chris Bowman (Redistricting too)

- IV. Officers Reports

- V. Committee Reports

- VI. Approval of Nov. GA Draft Minutes

- VII. Unfinished Business: SHARP resolution

- IX. New Business:: PMAC resolution

- The Conversation Continues: For the Good of the Order

- X. Adjournment

Charles Head, President CSFN



CSFN EXECUTIVE COMMITTEE MINUTES

Wednesday, November 23, 2022 / 5:30 PM / By ZOOM Glenn Rogers, Charles Head, Greg Scott, Mari Eliza, Al Fontes, Clair Zvanski, George Wooding, Dave Osgood and Mary Harris.

Call to Order/Quorum.Met? ZOOM host Glenn Rogers
Agenda approved? Accepted as amended. Record!

I Officers Reports

- A. President, attended a Catalyst and SF Board of Finance meeting
- B. Vice President, wrote a Resolution for Parkmerced
- C. Recording Secretary:
- D. Corresponding Secretary
- E. Treasurer

II Committee Reports

- A. Executive Committee, We ask board members to ask questions at Excomm rather than call members at home.
- B. Land Use and Transportation, LUTC asks to have others take this Chair. Volunteers are Ozzie Rohm and George Wooding.
- C. Government and Elections. See SHARP resolution in newsletter
- D. Bylaws, changes have been made for digital meetings
- E. Open Space, See Parkmerced Action Coalition in newsletter,

III Unfinished Business

IV New Business

- A. Next Program, Election Analysis of Nov. 8 ballot measures with Chris Bowman
- B. Next article, Save San Francisco, Sue Sacramento

V For the Good of the Order

Adjourn

Open Space

Call to Order

Parkmerced Action Coalition

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- **RESOLUTION TO PURCHASE PARKMERCED BY THE CITY**
- Parkmerced was designed in conjunction with Thomas Church, our local famous landscape architect. The style of the development was in the *Modern* style. Many believe this development should be considered a Historical Monument and protected and preserved. Numerous preservation groups have endorsed this idea.
- Ironically, the present day Parkmerced is one of the densest areas in San Francisco today. With more development in Parkmerced, Highway 280 and 19th Avenue could become so impacted with post construction traffic that San Francisco could no longer be a destination from the Peninsula by automobile, truck or bus.
- It has been said that the most environmentally sensitive development is one that already exists. That being said, the most affordable development is one built in the 1950's when land and construction costs were much lower. We ask the City of San Francisco to consider the purchase of Parkmerced.
- For the following, reasons the City should consider Parkmerced as a resource for housing for low and moderate income residents:
- - Parkmerced has multi-bedroom units, playgrounds & other amenities that are ideal for families. Moreover, the layout of the playgrounds allows parents to view their children at play while indoors.
 - Additional housing units can be incorporated into Parkmerced by tearing down some parking stalls and adding more modern structures.
 - Primary and emergency care facility are close by at 3251 20th Avenue walking distance from Parkmerced.
 - An active Montessori Children's Center for preschool children is in the center of Parkmerced.
 - Sloat Junior High and Lowell High School are located nearby.
 - San Francisco State University is located nearby and City College of San Francisco (CCSF) is a short distance away by the K street car.
 - The YMCA Health Club is beside the Stonestown Shopping Center and Parkmerced.
 - A Farmers Market occurs in Stonestown every Sunday.
 - A laundromat is located at the Cambon Shopping Center inside Parkmerced.
 -

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Parkmerced Action Coalition

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- Several grocery stores and other services are in walking distance of Parkmerced.
- Numerous opportunities are available for public transit, including the M street car and the 28, 57 bus. Also, the 122 SamTrans connects residents to Lake Merced Blvd., 19th Avenue and Winston Drive. Also, BART is a vigorous walk away.
- A Public Library is located at 19th Avenue and Winston Drive.
- Parkmerced could become an owner cooperative which could keep the cost/rent of housing here affordable. This would create new jobs in landscape maintenance and property self management and self-governance.
- In April 2020, Maximus, that manages this property was said to have requested forbearance on their \$1billion loan.
- Parkmerced has high a vacancy rates of 30%. Despite this, Parkmerced is unwilling to lowering the rent of their units.
- According to a Parkmerced employee, after the the pandemic, as many as 25% of the residents were unable to pay their rent.
- At least 8-11 squatters have moved into Parkmerced and the police, without the help of the City Attorney, are unable to remove them.
- With the passage of Proposition M, a vacancy tax should make the owners of Parkmerced interested in selling their property to avoid tax penalties of \$2,500 for each vacant unit or \$49,215,000 a year. ($\$2,500 \times 1/2$ of 3,281 Pm residents $\times 12$ months = \$49,215,000).
- Income from the mortgages from 3,281 residents at \$600 a month could be \$23,623,200 annually if part of a Mitchell-Lama style program. (3,281 number of PM residents \times \$600 \times 12 months)
- **Be it Resolved**, Parkmerced is ripe for purchase by the City since they are not serving the citizens of San Francisco properly..
- **Be it Resolved**, the Mitchell Lama Program, which is a cooperative, pioneered by New York City, could be a guide to the purchase and governance of Parkmerced. (See footnotes 1,2, 3 and 4)

FOOTNOTE:

1. <https://www.localize.city/blog/affordable-housing-a-primer-on-mitchell-lama-apartments/>
2. <https://www.nyc.gov/site/hpd/services-and-information/mitchell-lama-program.page>
3. <https://hcr.ny.gov/ml>
4. <https://hcr.ny.gov/ml>

Glenn Rogers ,PmAC President

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Proposed SHARP Resolution on Traffic Stops

WHEREAS, The San Francisco Police Commission issued Draft General Order 9.01 on May 6, 2022 and issued a revision dated December 14, 2022, Traffic Enforcement & Curtailing the Use of Pretext Stops, and then a further 1//11/23 revision: https://sf.gov/sites/default/files/2022-12/DGO%209.07_12.28.22_0.pdf; and

WHEREAS, under the revised order SFPD would be barred (with limited exceptions such as for commercial vehicles, or in certain circumstances when there is a substantial risk of injury or death), from stopping or detaining in connection with (a) failure to signal while turning or changing lanes; (b) driving without functioning or illuminated tail lights or brake lights, even in the fog; (c) sleeping in a car; (d) failure to display both license plates or valid registration tags; and (e) all other infractions by pedestrians of the California Vehicle Code and San Francisco Transportation Code.

WHEREAS, the announced purpose of the order is “to curtail the practice of stopping vehicles for low-level offenses as a pretext to investigate hunches ...” that a crime has occurred, and there have been “working group” meetings as well as “listening sessions” sponsored by the San Francisco Human Rights Commission; and

WHEREAS, it appears that the Police Commission may soon move to adopt a final Order in the coming month; and

WHEREAS, traffic enforcement in San Francisco is already insufficient and inadequate, which is one reason why there may be as many as 32 pedestrian deaths in 2022 from traffic incidents, in addition to other injuries, with a disproportionately large number of deaths suffered by the Black community and the elderly;

NOW THEREFORE BE IT RESOLVED:

ONE: That while CSFN believes that gender and racial inequities are likely a factor in some traffic stops, the Police Commission’s procedure for entertaining public comment on the Draft is flawed and insufficient because (a) the Human Rights Commission is taking public comment on interactions with police and not on increasing public safety and has no authority over the Police Department or responsibility for any adverse consequences attendant to such a traffic order such as but not limited to the adverse effect upon public safety, and (b) because that at such time as a final draft traffic order is deemed ripe for action by the Police Commission, it is essential that the Commission itself hold public hearings on the order and that such hearings be preceded by publication of the final draft order as well as a memorandum that explains the purpose of the order, the reasonably foreseeably positive and negative consequences of the order, and the identification of the alternatives considered, other than barring SFPD from enforcing duly enacted motor vehicle statutes, and why those alternatives were deemed insufficient to

Continued:

realize the order's purpose;

TWO: That, in its current form, CSFN opposes adoption of Draft General Order 9.07 because adoption of the Order (a) would be harmful to public safety, because it would encourage drivers and others to break traffic safety laws in a manner that is harmful to pedestrians, vehicle occupants and others and; (b) would surely be detrimental to police department morale, retention, and recruitment at a time when SFPD is already short more than 500 officers; and (c) would prevent the arrests of criminals and suspects wanted on outstanding warrants, most for violent, serious or repeat crimes, as indicated in the SFPD Quarterly Activity and Data Report; and (d) would likely encourage the flouting of other duly enacted laws thereby increasing crime, and reducing the sense of community and habitability,

THREE: That we question the Commission's capability, legal remit, and moral authority to adopt an order such as this that has such potentially profound implications for public safety and the reputation and quality of life of our City, matters normally reserved to elected officials.

Frank Noto, Secretary of SHARP

Government & Elections Report:

The proposed Resolution on traffic stops is excellent, but should include the following points:

Definition of equity: The term "equity" refers to **fairness and justice** and is distinguished from equality: Whereas equality means providing the same to all, equity means recognizing that we do not all start from the same place and must acknowledge and make adjustments to imbalances.

-This is an equity vs safety issue. After spending hundreds of millions on safety and administrative salaries, San Francisco's, Vision Zero program, --funded and run by the SFMTA --has failed in its original mission to reduce traffic deaths to zero by 2024. Started in 2014, 32 people died in traffic fatalities--including bicycle pedestrian accidents. In 2022, there have been 32 traffic fatalities with a much lower SF population.

Data continues to show that the San Francisco Police Department seems to have nearly eliminated traffic enforcement from its duties, one of many areas in which cops seem to be working far less than before. In April, the most recent data available, the department issued 338 tickets for traffic violations. By comparison, in April 2014, the year Vision Zero began, the SFPD issued 11,612 tickets. Were drivers really 34 times worse back then compared to now? Um, no.

The SFPD currently issues 18 traffic stops per day.

George Wooding, Chair Government and Elections



MEMBERSHIP RENEWAL FORM

NAME OF MEMBER ORGANIZATION _____

Mailing Address _____ SF 941 _____ Email _____

CURRENT OFFICERS:

President	Address, City, ZIP	Email	Phone
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Secretary	Address, City, ZIP	Email	Phone
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Other Officer	Address, City, ZIP	Email	Phone
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CSFN DELEGATE:

Name	Address, City, ZIP	Email	Phone
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If your organization has alternate CSFN delegate(s):

Name	Address, City, ZIP	Email	Phone
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Name	Address (with ZIP)	Email	Phone
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DUES & DONATIONS

CSFN annual membership dues are \$45. Organizations wishing to include an additional donation to CSFN are encouraged to do so.

**Make check payable to "CSFN" and mail to:
Greg Scott, CSFN Treasurer, 637 Noe Street, San Francisco, CA 94114**

CSFN Membership Certification: CSFN Bylaws (Article II, Section A-G) require each voting member organization to certify that it has a membership of 35 or more in order to maintain voting privileges. Organizations not having the required membership may retain membership as associate members without voting privileges at CSFN's sole discretion.

I confirm that we are renewing as a:

Member Organization with 35 or more members

Associate (non-voting) Organization - number of current members: _____

_____	_____	_____
Certifying Signature	Print name/Position	Date